LOT 113 HI-DRI ACRES UNIT 2.
443-50, 637-488, 639-001, 774-37

LANDMART & ASSOCIATES FINANCIAL GROUP, LLC
124 E HOWARD ST
LIVE OAK, FL 32064

2027

15-5S-16-03626-113

BUILDING CHARACTERISTICS

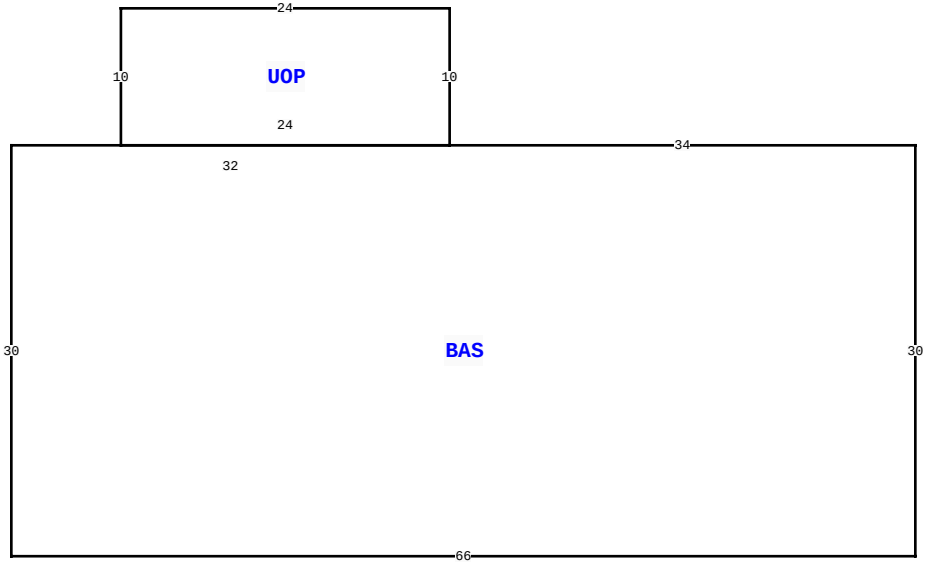
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100		1,980	115,358
UOP	240	25		60	3,496
TOTALS	2,220			2,040	118,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	113.9000	105.93	216,097	2005	2005	0	0	0	45.00	55.00

2 MANUF 1 100% - 2025 Heated Area: 1980 HX Base Yr 2025



277 SW KESTREL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	147,611
TOTAL MARKET OB/XF VALUE	12,400
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	178,011
SOH/AGL Deduction	0
ASSESSED VALUE	178,011
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	126,600
TOTAL JUST VALUE	178,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,291

XFOB:1:1: NEW MOON MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31997	M H	500	04/25/2014
30043	M H	537	03/30/2012
17793	M H	125	01/03/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/1821	4/01/2026	QC	U	I	11	44,500
GRANTOR: NICHOLS JAY AKA JAMIE						
GRANTEE: LANDMART & ASSOCIAT						
1290/1324	3/05/2015	QC	U	I	11	100
GRANTOR: SAMANTHA C WARNER						
GRANTEE: JAY (JAMIE) D NICHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N10 W24 S10 E24$ W32 S30 E66 N30$.

LAND DESCRIPTION

TOTAL OB/XF 12,400

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS

LOT 113 HI-DRI ACRES UNIT 2.

443-50, 637-488, 639-001, 774-37

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BUILDING CHARACTERISTICS

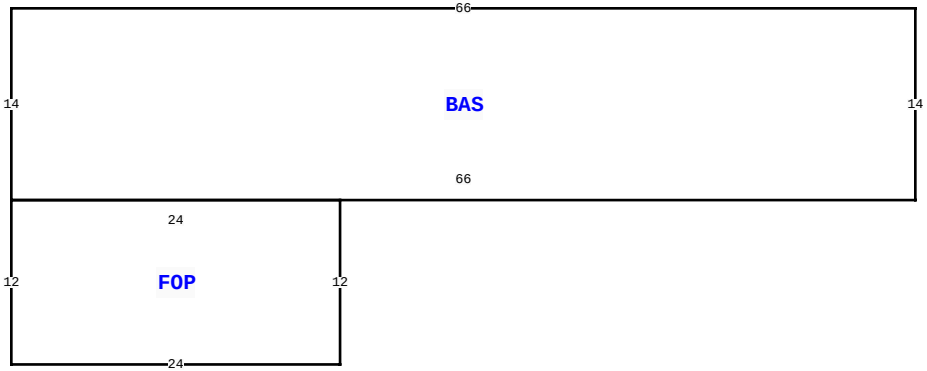
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	25,924
FOP	288	35		101	2,834
TOTALS	1,212			1,025	28,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,025	116.9000	70.14	71,894	1996	1996	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr 2025



277 SW KESTREL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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ASSESSED VALUE		178,011
TOTAL EXEMPTION VALUE	HX HB	51,411
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TOTAL JUST VALUE		178,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1290/1324	3/05/2015	QC	U	I	11	100
GRANTOR: SAMANTHA C WARNER						
GRANTEE: JAY (JAMIE) D NICHO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 FOP= S12 E24 N12 W24$ E66 N14$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/17/2026 BY SYS