LOT 2 COLUMBIA CITY HOMESITES UN
762-623, 766-1328, 847-2388, 858

ALAKAY LLC
13860 N ST ROAD 121
MACCLENNY, FL 32063

2027

15-5S-16-03626-302

BUILDING CHARACTERISTICS

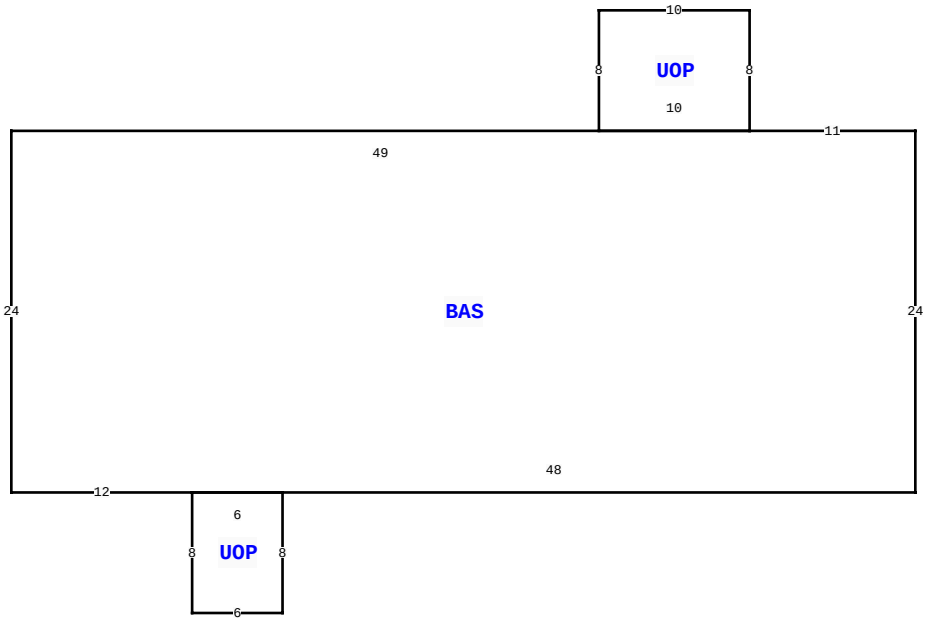
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	40,746
UOP	48	25		12	340
UOP	80	25		20	566
TOTALS	1,568			1,472	41,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,472	117.9000	70.74	104,129	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1440 HX Base Yr



9798 SW STATE ROAD 47 , 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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	41,652
TOTAL MARKET OB/XF VALUE	7,000
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	62,652
SOH/AGL Deduction	3,858
ASSESSED VALUE	58,794
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	58,794
TOTAL JUST VALUE	62,652
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,652

SALE:4:1: 5 PRCLS
SALE:3:1: 4 LOTS - 4 PRCLS
SALE:2:1: SALE INCL RE# 03626-301
SALE:1:1: (RELATED) & SALE INCL RE# 03626-301

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23232	M H	304	06/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/2522	10/29/2014	WD	Q	I	01	118,800
GRANTOR: GLENN J HUNTER LLC						
GRANTEE: ALAKAY LLC						
1043/1545	4/06/2005	WD	Q	V		17,000
GRANTOR: SUBRANDY						
GRANTEE: GLENN J HUNTER LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UOP= N8 W10 S8 E10$ W49 S24 E12 UOP= S8 E6 N8 W6$ E48 N24$.

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 0.50 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2026 BY SYS