COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

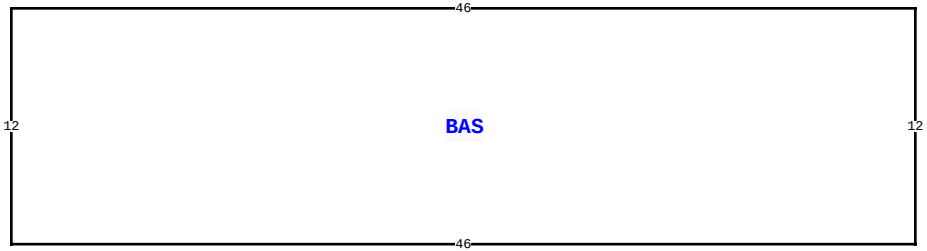
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	12,970
TOTALS	552			552	12,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	552	97.9000	58.74	32,424	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 552 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0	32	36	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0259	MHP HOOKUP	0	0	0	0	16.00	UT	4,300.00	4,300.00	100	1997	1997	3	100	68,800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	
4	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

BLDG:8:1: LOT 9

BLDG:7:1: LOT 8

XFOB:6:1: CHAM MH

BLDG:6:1: MONTEGO MH LIVES HERE (LOT 7)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056587	Electrical Servic		09/16/2026
000050154	Electrical Servic	0	06/20/2024
000048463	Electrical Servic	0	10/23/2023
25254	M H	275	11/27/2006
25255	M H	275	11/27/2006
13749	M H	125	03/11/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 E46 N12$.

LAND DESCRIPTION

TOTAL OB/XF 72,000

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	0210	C	TRLR PARK	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
2	0210	C	TRLR PARK	0		00	0.00	0.00	3.75	AC		1.00	1.00	1.00	13,000.00	13,000.00	48,750							

REVIEW DATE 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

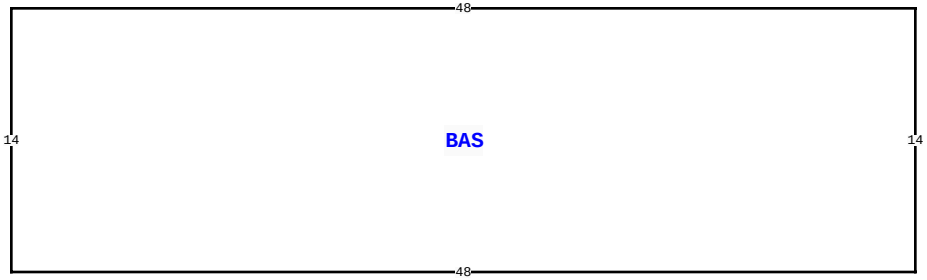
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	18,370
TOTALS	672			672	18,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	113.9000	68.34	45,924	1989	1989	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2026 Heated Area: 672 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/06/2026 MLU
AG DATE	

22087 S US HIGHWAY 441 , HIGH SPRINGS

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

XFOB:5:1: CHAMP MH
BLDG:5:1: LOT 5
PRMT:4:1: LOT 9
BLDG:4:1: LOT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13341	M H	125	11/24/1997
13294	PUMP/UTPOL	30	11/12/1997
7134	M H	60	05/07/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

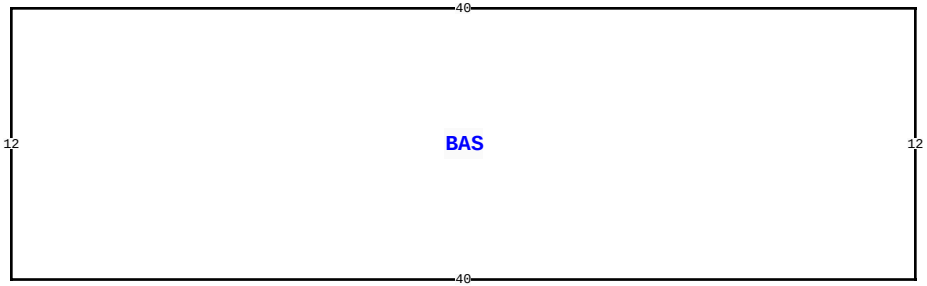
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	11,393
TOTALS	480			480	11,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	480	98.9000	59.34	28,483	1984	1984	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2026 Heated Area: 480 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

XFOB:4:1: CHARM MH ORB 783-1893
XFOB:3:1: CHAMPION MH ORB 783-1893
BLDG:3:1: LOT 3
XFOB:2:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 E40 N12$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

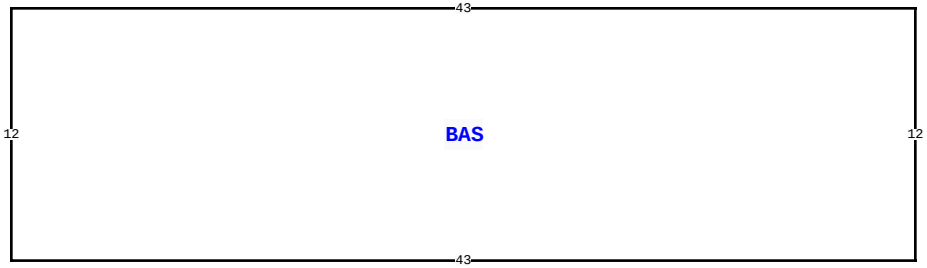
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	516	100		516	12,124
TOTALS	516			516	12,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	516	97.9000	58.74	30,310	1974	1974	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2026 Heated Area: 516 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

BLDG:2:1: LOT 2
BLDG:15:1: LOT 16
BLDG:14:1: LOT 15
BLDG:13:1: LOT 14

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S12 E43 N12$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

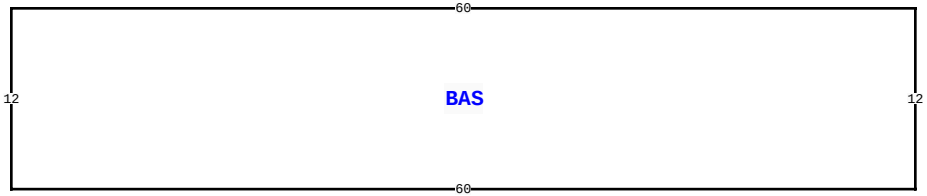
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	16,917
TOTALS	720			720	16,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	97.9000	58.74	42,293	1973	1973	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2026 Heated Area: 720 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

22087 S US HIGHWAY 441 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 5 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

BLDG:12:1: LOT 13

BLDG:11:1: LOT 12

XFOB:11:1: MONTEGO MH (LIVES HERE)

XFOB:10:1: ORB 783-1893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

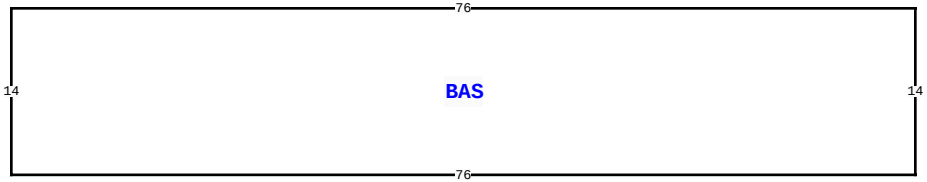
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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	26,532
TOTALS	1,064			1,064	26,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	103.9000	62.34	66,330	1984	1984	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2026 Heated Area: 1064 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

BLDG:10:1: LOT 11

XFOB:1:1: VEGA MH ORB 783-1893

SALE:1:1: TOUCH OF MINK MOBILE HOME PARK

PRMT:1:1: 12X40

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

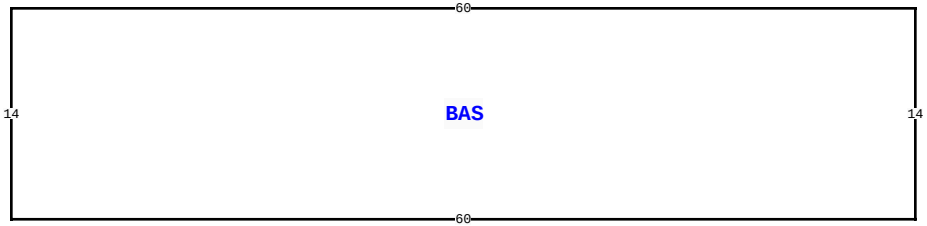
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	22,156
TOTALS	840			840	22,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	109.9000	65.94	55,390	1985	1985	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2026 Heated Area: 840 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

BLDG:1:1: LOT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

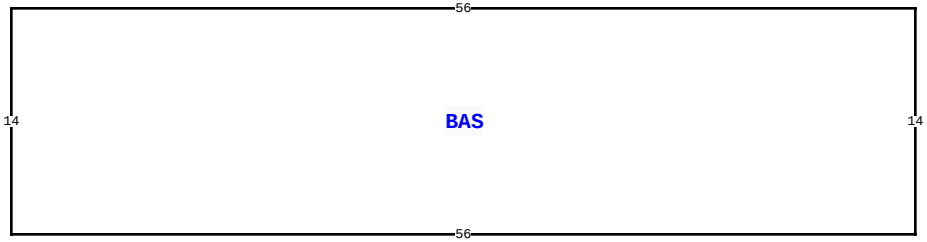
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	18,421
TOTALS	784			784	18,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	97.9000	58.74	46,052	1983	1983	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

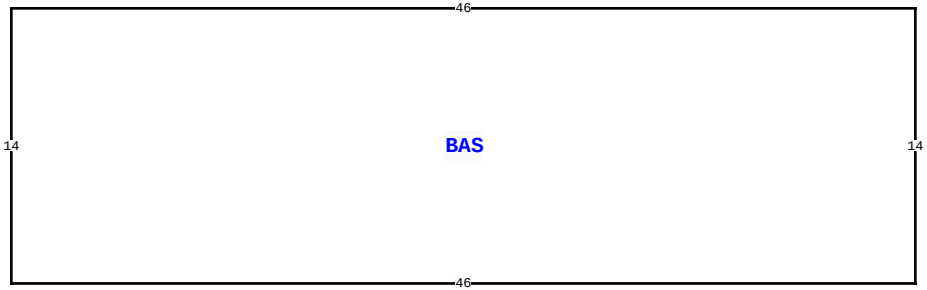
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	15,132
TOTALS	644			644	15,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	97.9000	58.74	37,829	1982	1982	0	0	0	60.00	40.00

9 MOBILE HME 0% - 2026 Heated Area: 644 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 N14$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

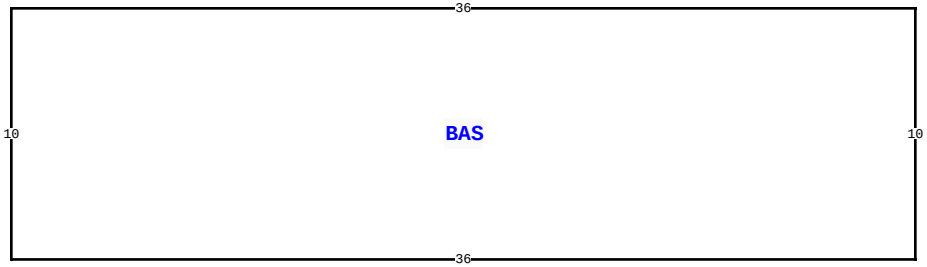
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	4,143
TOTALS	360			360	4,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	360	95.9000	57.54	20,714	1966	1966	0	0	30	60.00	20.00

10 MOBILE HME 0% - 2026 Heated Area: 360 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 10 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S10 E36 N10$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

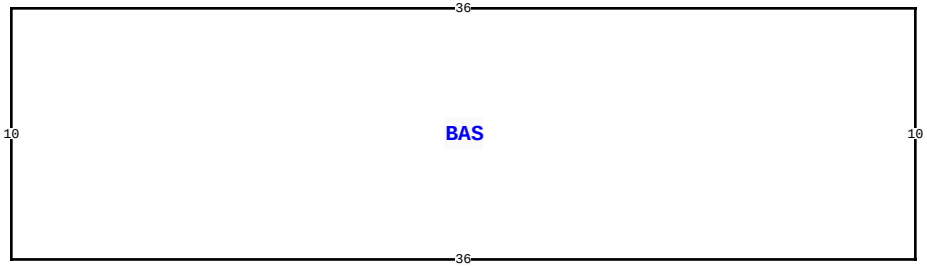
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100		360	4,143
TOTALS	360			360	4,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	360	95.9000	57.54	20,714	1966	1966	0	0	30	60.00	20.00

11 MOBILE HME 0% - 2026 Heated Area: 360 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S10 E36 N10$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

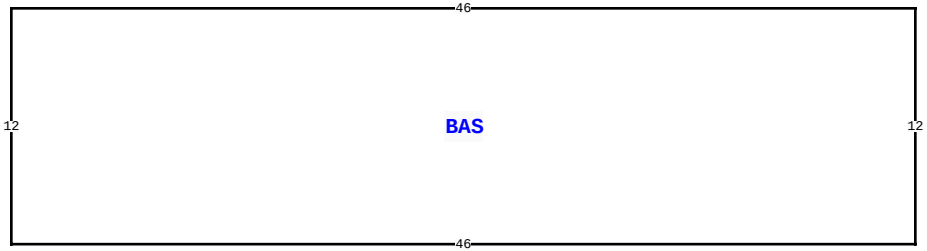
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	12,837
TOTALS	552			552	12,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	552	96.9000	58.14	32,093	1965	1965	0	0	0	60.00	40.00

12 MOBILE HME 0% - 2026 Heated Area: 552 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 12 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S12 E46 N12$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

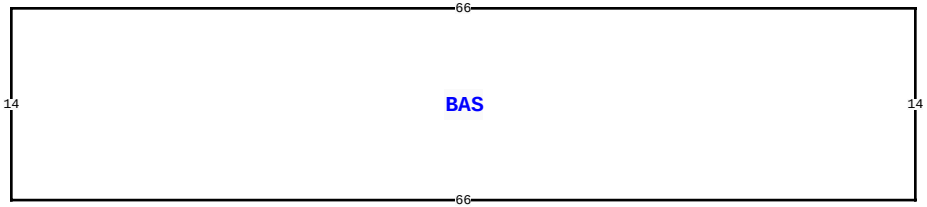
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,372
TOTALS	924			924	24,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	109.9000	65.94	60,929	1994	1994	0	0	0	60.00	40.00

13 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 13 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

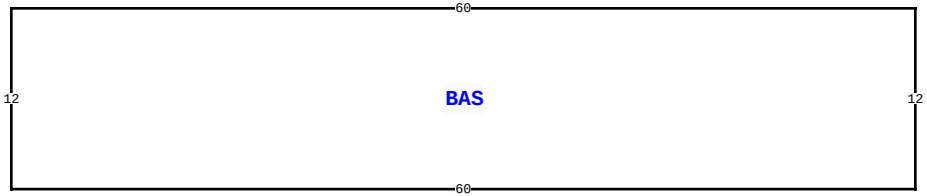
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	16,917
TOTALS	720			720	16,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	97.9000	58.74	42,293	1976	1976	0	0	0	60.00	40.00

15 MOBILE HME 0% - 2026 Heated Area: 720 HX Base Yr



22087 S US HIGHWAY 441 , HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 14 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	257,396
TOTAL MARKET OB/XF VALUE	72,000
TOTAL LAND VALUE - MARKET	61,750
TOTAL MARKET VALUE	391,146
SOH/AGL Deduction	0
ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS

COMM INTERS OF N LINE OF SW1/4 O
US-41, S 600 FT FOR POB, E 217.8
408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
22127 S US HIGHWAY 441
HIGH SPRINGS, FL 32643

2027

15-7S-17-09994-000

BUILDING CHARACTERISTICS

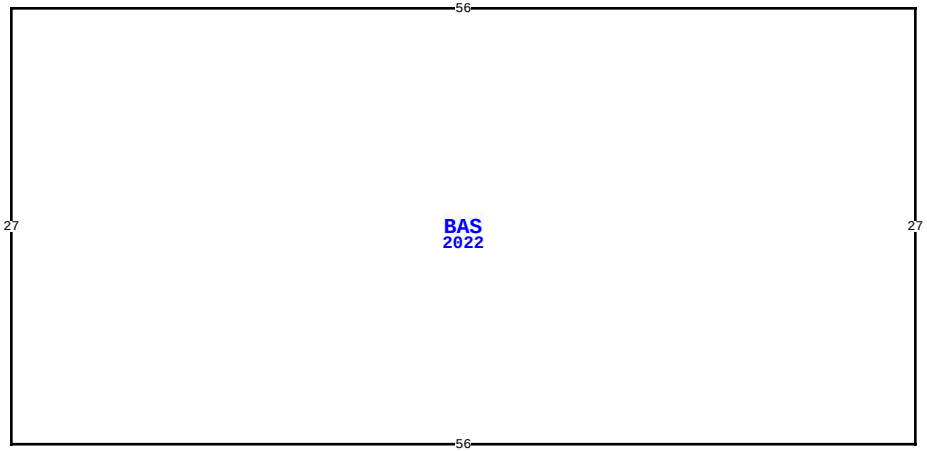
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2022	1,512	40,969
TOTALS	1,512			1,512	40,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	112.9000	67.74	102,423	1990	1990	0	0	0	60.00	40.00

16 MOBILE HME 0% - 2026 Heated Area: 1512 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

22087 S US HIGHWAY 441 , HIGH SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 15 of 15 3

VALUATION SUMMARY

VALUATION BY	STANDARD
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ASSESSED VALUE	391,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	391,146
TOTAL JUST VALUE	391,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	391,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/2006	12/17/2025	WD	Q	I	01	525,000
GRANTOR: MINK KIMBERLY K						
GRANTEE: WEALTHY NEST LLC						
1517/736	6/18/2024	WD	U	I	11	100
GRANTOR: A TOUCH OF MINK INC						
GRANTEE: MINK LAURENCE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,10] S27 E56 N27 W56 $
.

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 09/24/2026 BY Nick Total Acres: 4.75 Total Land Value: 61,750 Market: 0 Agricultural: 0 Common: 61,750 PRINTED 11/17/2026 BY SYS