

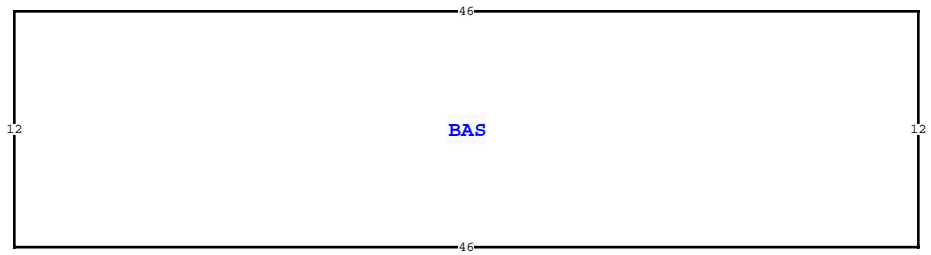
COMM INTERS OF N LINE OF SW1/4 O
 US-41, S 600 FT FOR POB, E 217.8
 408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
 1680 MICHIGAN AVE #700
 MIAMI BEACH, FL 33139

2026

15-7S-17-09994-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	2801RV/MH PARK SMALL		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	552	100	
TOTALS	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	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					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 15
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		314,619	
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
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
13341	M H	125	11/24/1997
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1556/2006	12/17/2025	WD Q	I 01
GRANTOR: MINK KIMBERLY K			
GRANTEE: WEALTHY NEST LLC			
1517/736	6/18/2024	WD U	I 11
GRANTOR: A TOUCH OF MINK INC			
GRANTEE: MINK LAURENCE M			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W46 S12 E46 N12\$.			

L N	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	
TOTAL OB/XF 72,000																	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

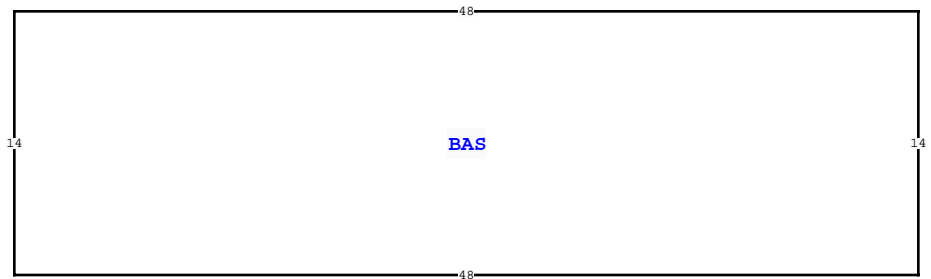
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 408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
 1680 MICHIGAN AVE #700
 MIAMI BEACH, FL 33139

2026

15-7S-17-09994-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	2801RV/MH PARK SMALL		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15717.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	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	60.00	40.00												
2 MOBILE HME 0% - 2026 Heated Area: 672 HX Base Yr																							
																							
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BLD DATE		LGL DATE																					
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 15
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		314,619	
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
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						

EXTRA FEATURES																													
L N	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												
22087 S US HIGHWAY 441 , HIGH SPRINGS																													
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BLD DATE		LGL DATE	05/06/2026	MLU																									
XF DATE		LAND DATE																											
INC DATE		AG DATE																											

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S14 E48 N14\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

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

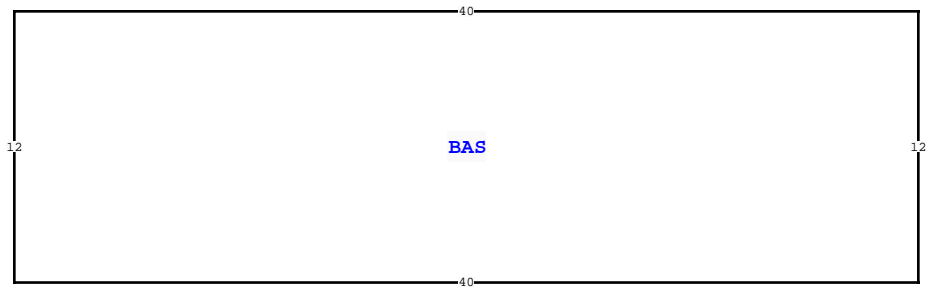
WEALTHY NEST LLC
 1680 MICHIGAN AVE #700
 MIAMI BEACH, FL 33139

2026

15-7S-17-09994-000


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
26	ALM SIDING 100		
01	FLAT 100		
01	MINIMUM 100		
04	PLYWOOD 100		
14	CARPET 90		
08	SHT VINYL 10		
02	WINDOW 100		
04	AIR DUCTED 100		
2	100		
1	100		
01	CONV 100		
03	03 100		
01	01 100		
05	05		
DOR CODE		2801RV/MH PARK SMALL	
MAP NUM		MKT AREA 02	
NEIGHBORHOOD/LOC		15717.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	480	100	11,393
TOTALS	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	60.00	40.00	
3 MOBILE HME 0% - 2026 Heated Area: 480 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 3 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			314,619

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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												
UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W40 S12 E40 N12\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT

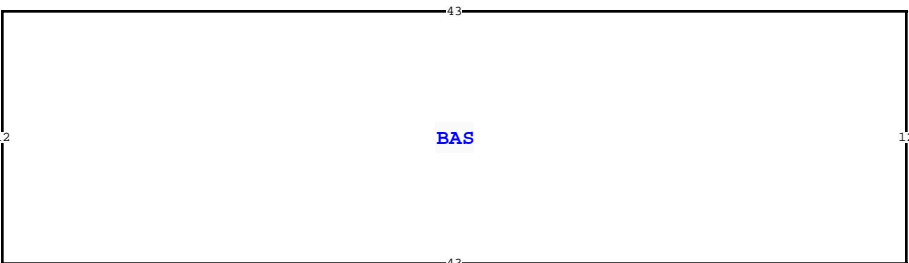
COMM INTERS OF N LINE OF SW1/4 O
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 408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
 1680 MICHIGAN AVE #700
 MIAMI BEACH, FL 33139

2026

15-7S-17-09994-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	516	100	
TOTALS	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	60.00	40.00													
4 MOBILE HME 0% - 2026 Heated Area: 516 HX Base Yr																								
																								
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BLD DATE		LGL DATE																						
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 15
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			314,619
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						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL

TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W43 S12 E43 N12\$.												

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

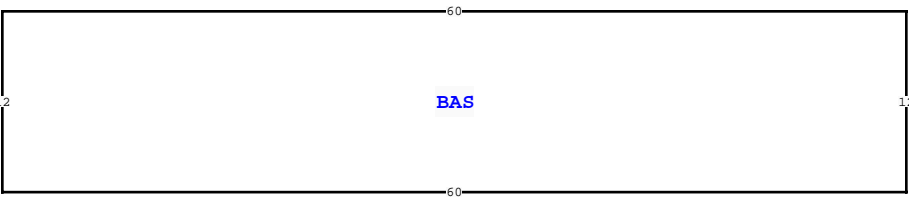
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 408.20 FT, S 350 FT, W 626 FT, N

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2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	720	100	
TOTALS	720		16,917

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5	MOBILE HME	0%	- 2026								
				Heated Area: 720			HX Base Yr				
<div style="border: 1px solid black; padding: 10px; text-align: center;">  <p>BAS</p> </div>											
				TOTALS	720						16,917

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 15
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		314,619	
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						
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GRANTOR: MINK KIMBERLY K						
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1517/736	6/18/2024	WD	U	I	11	100
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GRANTEE: MINK LAURENCE M						

EXTRA FEATURES																										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND												
22087 S US HIGHWAY 441 , HIGH SPRINGS																										
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BLD DATE																										
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LGL DATE	05/06/2026																									
LAND DATE	MLU																									
AG DATE																										

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W60 S12 E60 N12\$.			

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COMM INTERS OF N LINE OF SW1/4 O
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 408.20 FT, S 350 FT, W 626 FT, N

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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
BAS	1,064	100	
TOTALS	1,064		

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	60.00	40.00
6 MOBILE HME 0% - 2026 Heated Area: 1064 HX Base Yr											
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">76</p> <p style="text-align: center;">14</p> <p style="text-align: center;">BAS</p> <p style="text-align: center;">14</p> <p style="text-align: center;">76</p> </div>											
TOTALS				1,064							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 6 of 15
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	314,619		
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						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF											
UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 S14 E76 N14\$.

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D

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
 1680 MICHIGAN AVE #700
 MIAMI BEACH, FL 33139

2026

15-7S-17-09994-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	840	100	
TOTALS	840		22,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7	MOBILE HME	0%	- 2026								
				Heated Area: 840							
					HX Base Yr						

BAS

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 15
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	314,619		
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						

EXTRA FEATURES																										
L N	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									
22087 S US HIGHWAY 441 , HIGH SPRINGS																										
<table border="0" style="width: 100%;"> <tr> <td style="border: 1px solid black;">BLD DATE</td> <td></td> <td style="border: 1px solid black;">LGL DATE</td> <td></td> </tr> <tr> <td style="border: 1px solid black;">XF DATE</td> <td></td> <td style="border: 1px solid black;">LAND DATE</td> <td>05/06/2026 MLU</td> </tr> <tr> <td style="border: 1px solid black;">INC DATE</td> <td></td> <td style="border: 1px solid black;">AG DATE</td> <td></td> </tr> </table>															BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026 MLU	INC DATE		AG DATE	
BLD DATE		LGL DATE																								
XF DATE		LAND DATE	05/06/2026 MLU																							
INC DATE		AG DATE																								

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W60 S14 E60 N14\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

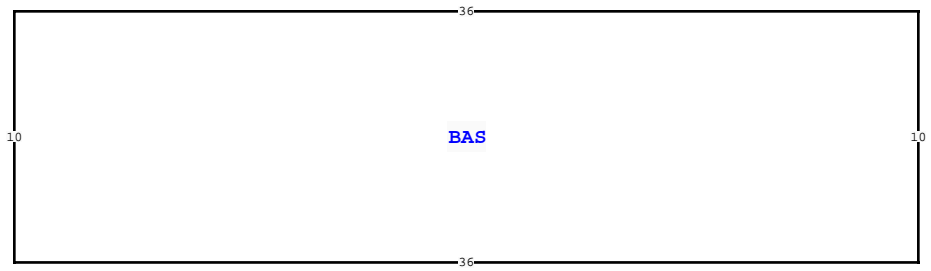
COMM INTERS OF N LINE OF SW1/4 O
 US-41, S 600 FT FOR POB, E 217.8
 408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
 1680 MICHIGAN AVE #700
 MIAMI BEACH, FL 33139

2026

15-7S-17-09994-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	360	100	
TOTALS	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
10	MOBILE HME	0%	- 2026									
				Heated Area: 360			HX Base Yr					
												
				TOTALS	360		360		4,143			

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			314,619

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\$.

EXTRA FEATURES																
L N	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
22087 S US HIGHWAY 441 , HIGH SPRINGS INC DATE																
BLD DATE																
XF DATE																
LGL DATE																
LAND DATE																
AG DATE																
05/06/2026 MLU																

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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

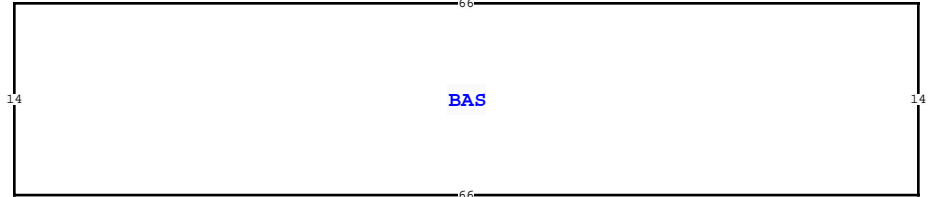
WEALTHY NEST LLC
 1680 MICHIGAN AVE #700
 MIAMI BEACH, FL 33139

2026

15-7S-17-09994-000


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
26	ALM SIDING 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
DOR CODE		2801RV/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	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	60.00	40.00
13 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr											



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		314,619	

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						

22087 S US HIGHWAY 441 , HIGH SPRINGS

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

EXTRA FEATURES																
L N	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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

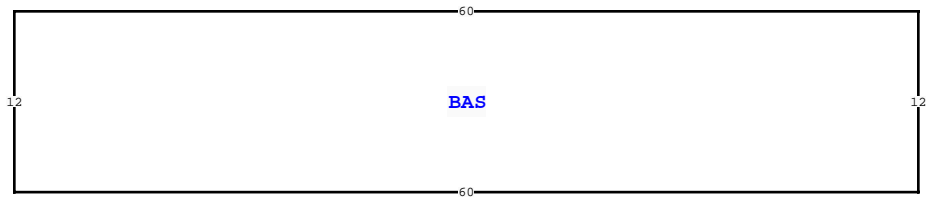
COMM INTERS OF N LINE OF SW1/4 O
 US-41, S 600 FT FOR POB, E 217.8
 408.20 FT, S 350 FT, W 626 FT, N

WEALTHY NEST LLC
 1680 MICHIGAN AVE #700
 MIAMI BEACH, FL 33139

2026

15-7S-17-09994-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	720	100	
TOTALS	720		16,917

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
15	MOBILE HME	0%	- 2026								
				Heated Area: 720			HX Base Yr				
											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
22087 S US HIGHWAY 441 , HIGH SPRINGS 05/06/2026 MLU											

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			314,619

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																
L N	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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

