BEG SW COR OF NW1/4, RUN N 1591. US-41, SE ALONG R/W 732.42 FT, S 621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

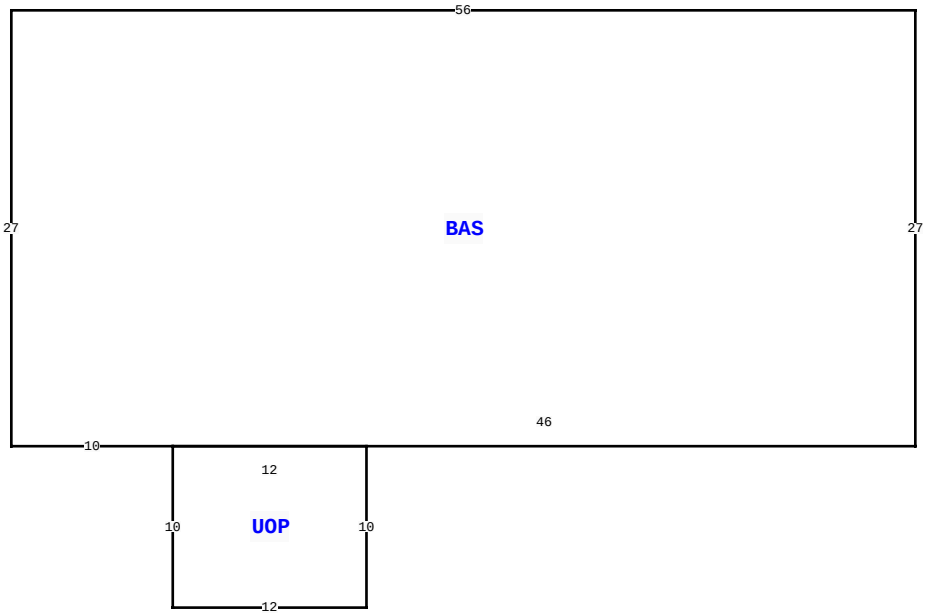
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	88,091
UOP	120	25		30	1,748
TOTALS	1,632			1,542	89,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,542	113.9000	105.93	163,344	1993	1990	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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	0	24	34	816.00	UT	9.60	9.60	100	0	0	3	100	7,834	
2	0166	CONC,PAVMT	0	0	0	0	9,284.00	UT	0.50	0.50	50	1990	1990	3	50	2,321	
3	0260	PAVEMENT-A	0	0	1800	16	28,800.00	UT	0.55	0.55	50	1990	1990	3	50	7,920	
4	9915	RV SITE	0	0	0	0	72.00	UT	3,000.00	3,000.00	100	1993	1993	3	100	216,000	
5	0259	MHP HOOKUP	0	0	0	0	20.00	UT	4,300.00	4,300.00	100	1993	1993	3	100	86,000	
6	0294	SHED WOOD/	0	0	12	12	144.00	UT	12.00	12.00	100	2001	2001	3	100	1,728	
7	0166	CONC,PAVMT	0	0	0	0	17,000.00	UT	2.00	2.00	100	2001	2001	3	100	34,000	
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
9	0294	SHED WOOD/	0	0	22	7	154.00	UT	12.00	12.00	100	2022	2021		100	1,848	
10	0294	SHED WOOD/	0	0	10	8	1.00	UT	300.00	300.00	100	2022	2021		100	300	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

BLDG:5:1: LOT 4

BLDG:4:1: LOT 3 STAT MH

BLDG:3:1: LOT 2 FLEET MH

XFOB:9:1: 1994 VALUELINE MH (PD $6000)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055743	Electrical Servic		05/28/2026
19400	M H	125	04/09/2002
14602	PUMP/UTPOL	30	10/09/1998
14603	PUMP/UTPOL	30	10/09/1998
9265	M H	125	01/19/1995
9266	M H	125	01/19/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-4,1] W56 S27 E10 E46 N27 $
UOP=[ORIG=-50,28] S10 E12 N10 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 358,451

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	2810	C	MH PARK	0		00	0.00	0.00	13.00	AC		1.00	1.00	1.25	5,500.00	6,875.00	89,375							
2	2810	C	MH PARK	0		00	0.00	0.00	6.00	AC		1.00	1.00	1.25	5,500.00	6,875.00	41,250							
3	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591. US-41, SE ALONG R/W 732.42 FT, S 621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

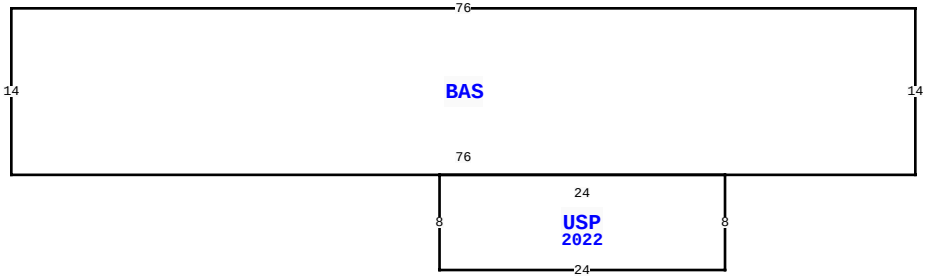
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	61,991
USP	192	35	2022	67	3,903
TOTALS	1,256			1,131	65,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,131	113.9000	105.93	119,807	1995	1995	0	0	0	45.00	55.00

2 MANUF 1 0% - 0 Heated Area: 1064 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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 2 of 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

BLDG:9:1: LOT 11

BLDG:8:1: LOT 10

XFOB:8:1: 1994 VALUELINE MH ($6000)

BLDG:7:1: LOT 8

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7928	M H	100	12/22/1993
7765	M H	100	11/04/1993
7379	M H	60	07/15/1993
7294	M H	60	06/21/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W76 S14 E76 N14 $
USP=[YR=2022;ORIG=-16,14] W24 S8 E24 N8 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591. US-41, SE ALONG R/W 732.42 FT, S 621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

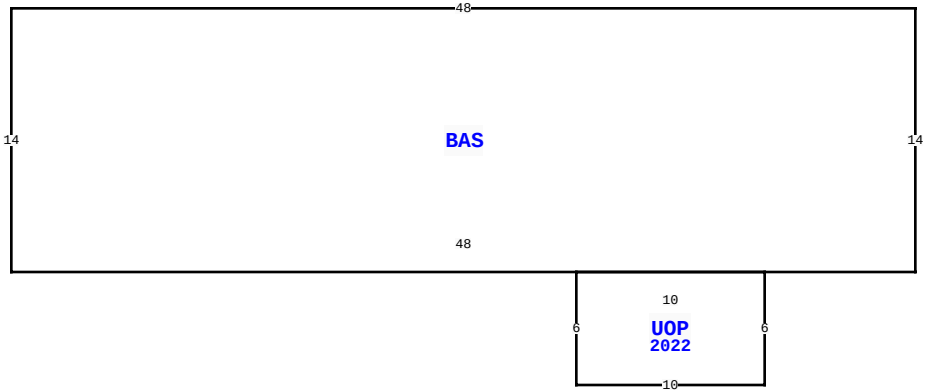
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	37,089
UOP	60	25	2022	15	828
TOTALS	732			687	37,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	687	107.9000	100.35	68,940	1994	1994	0	0	0	45.00	55.00

3 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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 3 of 16 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

XFOB:7:1: 1994 VALUELINE MH (PD $6000)

PRMT:7:1: UTILITY POLE

XFOB:6:1: CAMEL MH (PD $3500)

BLDG:6:1: LOT 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S14 E48 N14 $
UOP=[YR=2022;ORIG=-8,14] W10 S6 E10 N6 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

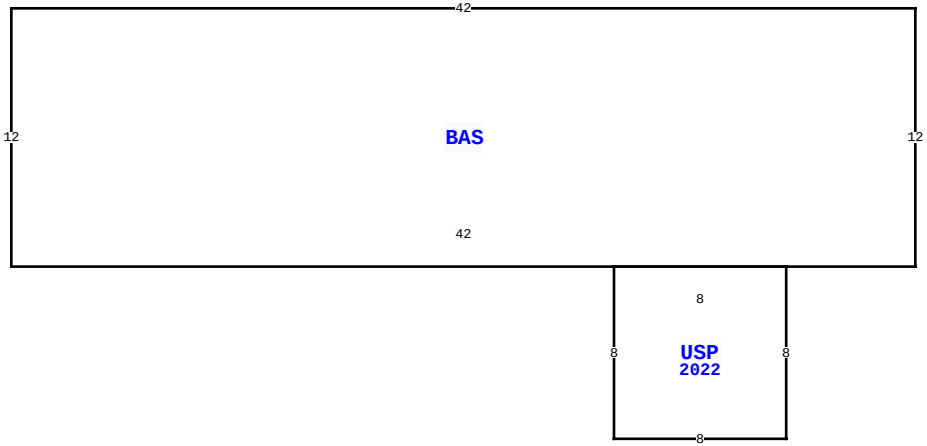
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	10,658
USP	64	35	2022	22	465
TOTALS	568			526	11,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	526	88.1100	52.87	27,810	1969	1995	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 504 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PRMT:6:1: LOT 1
XFOB:5:1: STAT MH
PRMT:5:1: 14X70 LOT 16
XFOB:4:1: CANT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S12 E42 N12 $
USP=[YR=2022;ORIG=-6,12] W8 S8 E8 N8 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

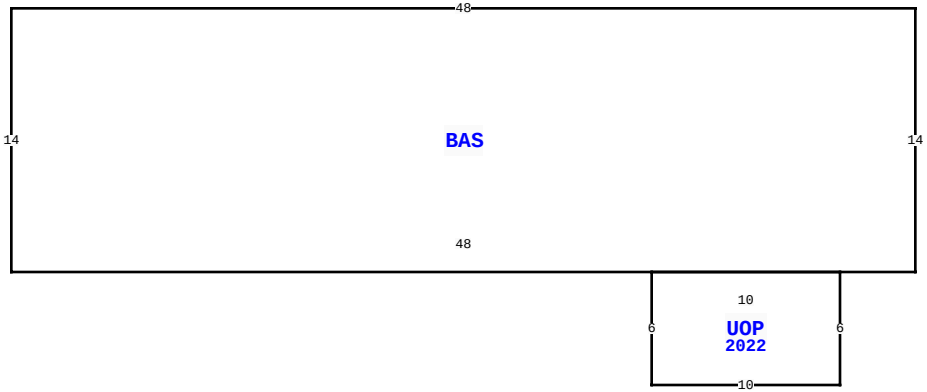
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
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Roof Cover	01	MINIMUM 100
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Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	37,089
UOP	60	25	2022	15	828
TOTALS	732			687	37,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	687	107.9000	100.35	68,940	1994	1994	0	0	0	45.00	55.00

5 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/18/2026 MLU
AG DATE	

139 NW KELLY LN, WHITE SPRINGS

COLUMBIA COUNTY PROPERTY

PAGE 5 of 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
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ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PRMT:4:1: 60X14

PRMT:3:1: 14X52

SALE:2:1: 20 AC WITH 7 MH -ONLY 3 RP

PRMT:2:1: 24X56 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S14 E48 N14 $
UOP=[YR=2022;ORIG=-4,14] W10 S6 E10 N6 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

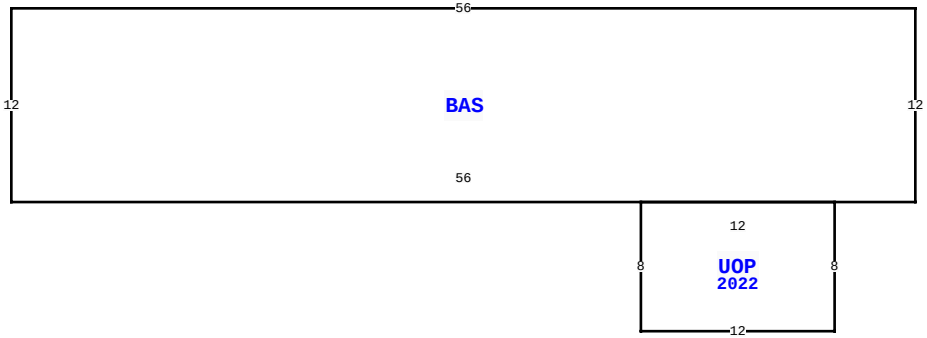
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	30,595
UOP	96	25	2022	24	1,093
TOTALS	768			696	31,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	696	89.0100	82.78	57,615	1970	2005	0	0	0	45.00	55.00

8 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

XFOB:2:1: MOULETTE M H
XFOB:19:1: LOT 1:FLEE MH
XFOB:18:1: LOT 40:FLEE MH
XFOB:16:1: FLEET MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S12 E56 N12 $
UOP=[YR=2022;ORIG=-5,12] W12 S8 E12 N8 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

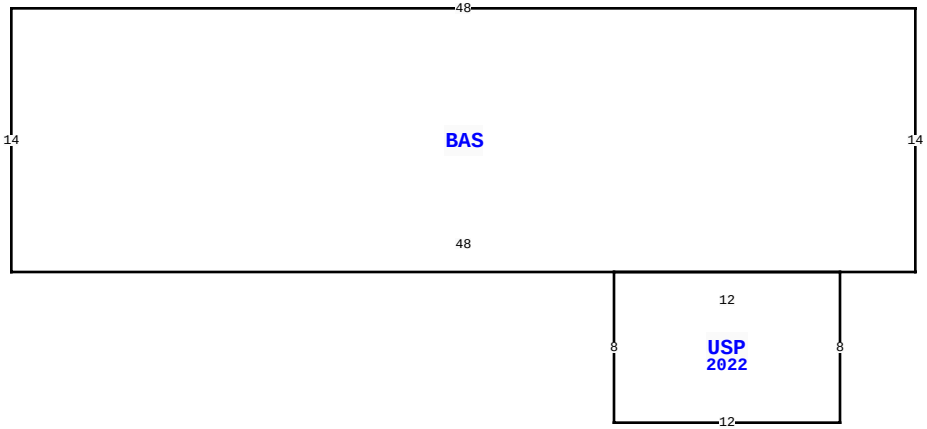
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	37,089
USP	96	35	2022	34	1,877
TOTALS	768			706	38,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	706	107.9000	100.35	70,847	1994	1994	0	0	0	45.00	55.00

9 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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 7 of 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

XFOB:15:1: HOMESTEAD MH (SIEVERS' LIVE HERE)

BLDG:14:1: LOT 41

XFOB:14:1: DETRO MH

BLDG:13:1: LOT 40

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S14 E48 N14 $
USP=[YR=2022;ORIG=-4,14] W12 S8 E12 N8 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

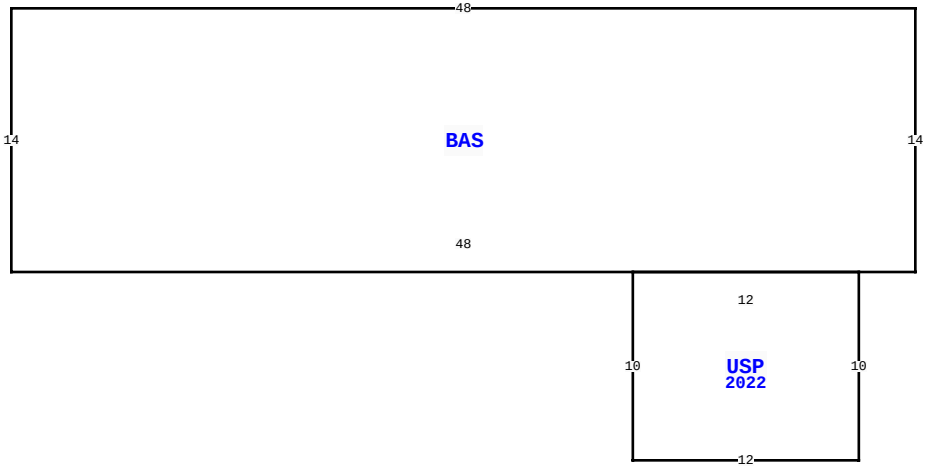
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	37,089
USP	120	35	2022	42	2,318
TOTALS	792			714	39,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	714	107.9000	100.35	71,650	1994	1994	0	0	0	45.00	55.00

11 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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 8 of 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

BLDG:12:1: LOT 15

BLDG:11:1: LOT 13

BLDG:10:1: LOT 12

XFOB:10:1: 1994 VALUELINE MH (PD $6000)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S14 E48 N14 $
USP=[YR=2022;ORIG=-3,14] W12 S10 E12 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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

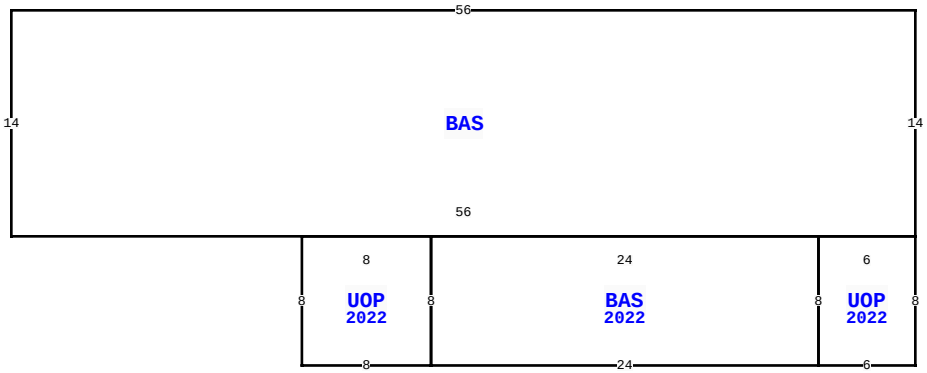
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur		N/A 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	41,667
BAS	192	100	2022	192	10,204
UOP	48	25	2022	12	638
UOP	64	25	2022	16	850
TOTALS	1,088			1,004	53,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,004	103.9000	96.63	97,017	1994	1994	0	0	0	45.00	55.00

12 MANUF 1 0% - 0 Heated Area: 976 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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 9 of 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

SALE:1:1: MOBILE HOME PARK--SALE INCLUDED PERSONAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S14 E56 N14 $
UOP=[YR=2022;ORIG=0,14] W6 S8 E6 N8 $
BAS=[YR=2022;ORIG=-6,14] W24 S8 E24 N8 $
UOP=[YR=2022;ORIG=-30,14] S8 W8 N8 E8 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 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 3601 RV PARK/SFR

MAP NUM | MKT AREA 03

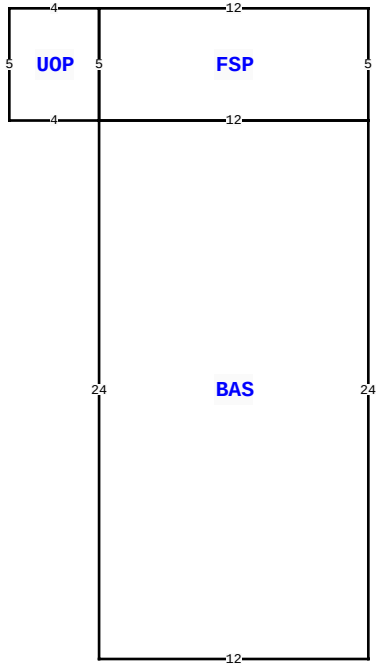
NEIGHBORHOOD/LOC 16216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	16,229
FSP	60	40		24	1,352
UOP	20	25		5	282
TOTALS	368			317	17,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	317	109.0000	102.46	32,480	2001	2001	0	0	0	45.00	55.00

15 MODULAR 1 0% - 0 Heated Area: 288 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 10 of 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 FSP= N5 W12 UOP= W4 S5 E4 N5$ S5 E12$ W12 S24 E12$.

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

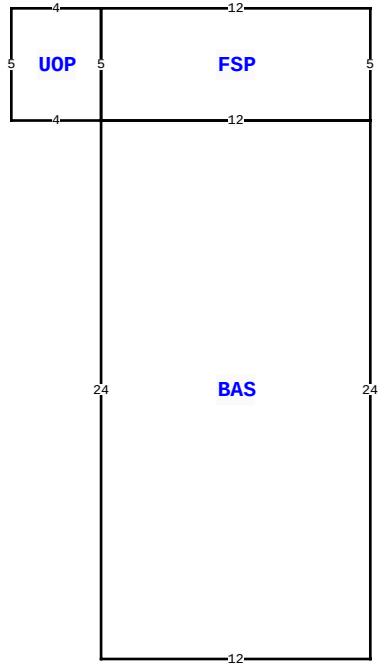
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
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Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	16,229
FSP	60	40		24	1,352
UOP	20	25		5	282
TOTALS	368			317	17,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	317	109.0000	102.46	32,480	2001	2001	0	0	0	45.00	55.00

16 MODULAR 1 0% - 0 Heated Area: 288 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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 16 3

VALUATION SUMMARY

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Tax Group: 3	Tax Dist:
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BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N24 FSP= N5 W12 S5 E12$ W12 UOP= N5 W4 S5 E4$ S24 E12$.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

DOR CODE 3601 RV PARK/SFR

MAP NUM | MKT AREA 03

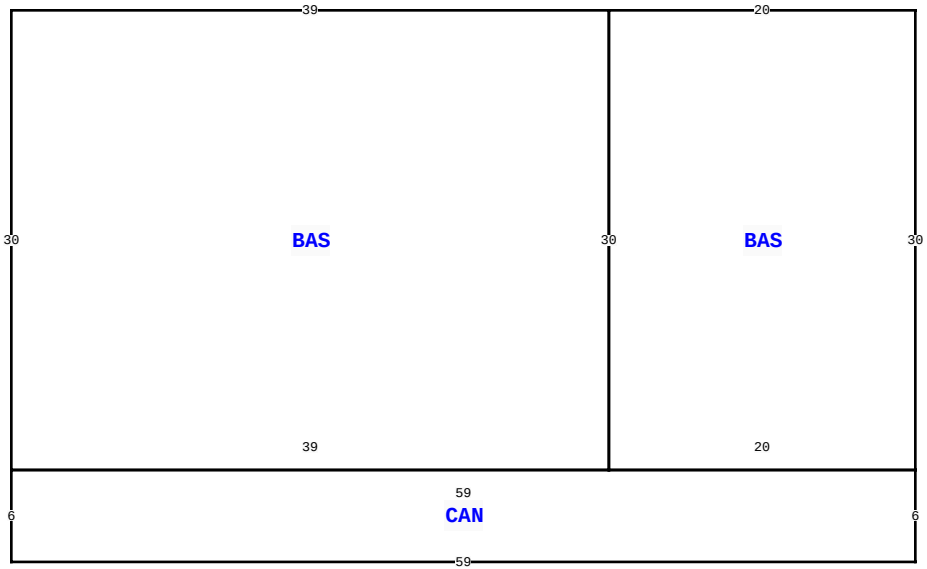
NEIGHBORHOOD/LOC 16216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	17,603
BAS	1,170	100		1,170	34,326
CAN	354	30		106	3,110
TOTALS	2,124			1,876	55,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6900	04	1,876	78.7500	42.52	79,768	2001	2001	0	0	0	31.00	69.00

17 CLUB HOUSE 0% - 0 Heated Area: 1770 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S30 CAN= S6 E59 N6 W59$ E39 BAS= E20 N30 W20 S30$ N30$.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591. US-41, SE ALONG R/W 732.42 FT, S 621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

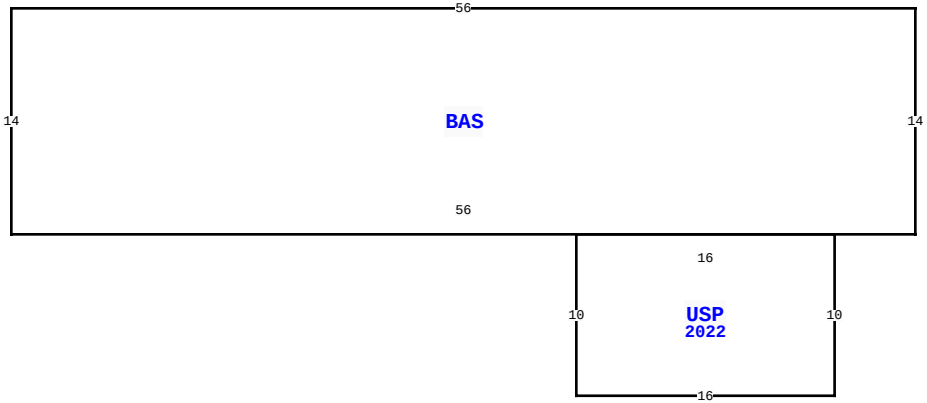
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	43,271
USP	160	35	2022	56	3,091
TOTALS	944			840	46,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	840	107.9000	100.35	84,294	1985	1985	0	0	0	45.00	55.00

18 MANUF 1 0% - 2022 Heated Area: 784 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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 13 of 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S14 E56 N14 $
USP=[YR=2022;ORIG=-5,14] W16 S10 E16 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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

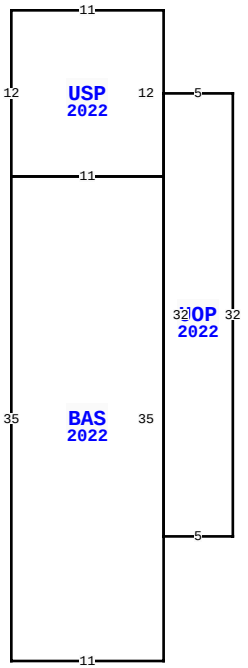
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	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	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	385	100	2022	385	22,274
UOP	160	25	2022	40	2,314
USP	132	35	2022	46	2,661
TOTALS	677			471	27,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	471	111.9000	105.19	49,544	1990	1990	0	0	0	45.00	55.00

19 MODULAR 1 0% - 2022 Heated Area: 385 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-70,-30] S35 E11 N35 W11 $
USP=[YR=2022;ORIG=-70,-42] S12 E11 N12 W11 $
UOP=[YR=2022;ORIG=-59,-36] S32 E5 N32 W5 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

BUILDING CHARACTERISTICS

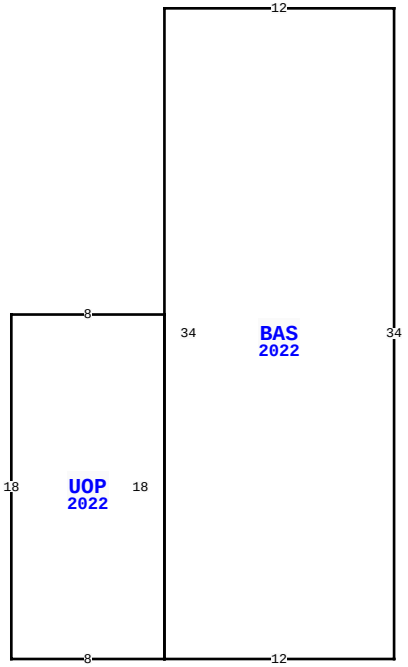
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	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	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	2022	408	23,183
UOP	144	25	2022	36	2,045
TOTALS	552			444	25,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0210	02	444	109.9000	103.31	45,870	1990	1990	0	0	0	45.00	55.00

20 MODULAR 1 0% - 2022 Heated Area: 408 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
TOTAL MARKET OB/XF VALUE	358,451
TOTAL LAND VALUE - MARKET	137,625
TOTAL MARKET VALUE	1,131,302
SOH/AGL Deduction	0
ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-130,-40] S34 E12 N34 W12 $
UOP=[YR=2022;ORIG=-130,-24] W8 S18 E8 N18 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS

BEG SW COR OF NW1/4, RUN N 1591.
US-41, SE ALONG R/W 732.42 FT, S
621 FT TO POB.

SPEEDY ACQUSITION & FUNDING CO
142 NW KELLY LANE
WHITE SPRINGS, FL 32096

2027

16-2S-16-01628-000

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		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

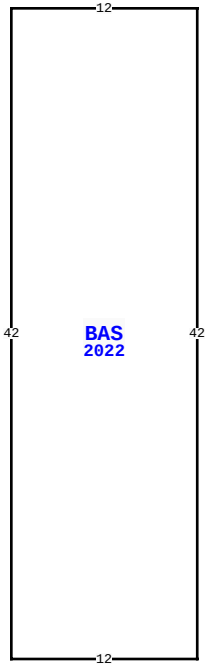
DOR CODE 3601 RV PARK/SFR
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 16216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	2022	504	39,507
TOTALS	504			504	39,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	504	110.9000	103.14	51,983	2014	2014	0	0	0	24.00	76.00

21 MANUF 1 0% - 2022 Heated Area: 504 HX Base Yr



139 NW KELLY LN, WHITE SPRINGS

BLD DATE		LGL DATE	05/18/2026 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 16 of 16 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	635,226
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TOTAL MARKET VALUE	1,131,302
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ASSESSED VALUE	1,131,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,131,302
TOTAL JUST VALUE	1,131,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,136,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0027	4/15/2005	WD	U	I		1,050,000
GRANTOR: DEGREGO & ASHBAUGH						
GRANTEE: SPEEDY ACQUSITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-100,-10] S42 E12 N42 W12 $
.

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 03/23/2022 BY ME Total Acres: 20.00 Total Land Value: 137,625 Market: 0 Agricultural: 0 Common: 137,625 PRINTED 11/16/2026 BY SYS