



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	120	25	
TOTALS	1,632		1,542 90,806

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	107.07	165,102	1993	1990	0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 1512 HX Base Yr											
139 NW KELLY LN, WHITE SPRINGS											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 16	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				640,402		
TOTAL MARKET OB/XF VALUE				358,451		
TOTAL LAND VALUE - MARKET				137,625		
TOTAL MARKET VALUE				1,136,478		
SOH/AGL Deduction				63,988		
ASSESSED VALUE				1,072,490		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,072,490		
TOTAL JUST VALUE				1,136,478		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,113,022		
BLDG:5:1: LOT 4						
BLDG:4:1: LOT 3 STAT MH						
BLDG:3:1: LOT 2 FLEET MH						
XF0B: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 ACQUISITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	24	34	816.00	UT	9.60	9.60	100
2	0166	CONC, PAVMT	0	0	0	0	9,284.00	UT	0.50	0.50	50
3	0260	PAVEMENT-A	0	0	800	16	28,800.00	UT	0.55	0.55	50
4	9915	RV SITE	0	0	0	0	72.00	UT	3,000.00	3,000.00	100
5	0259	MHP HOOKUP	0	0	0	0	20.00	UT	4,300.00	4,300.00	100
6	0294	SHED WOOD/	0	0	12	12	144.00	UT	12.00	12.00	100
7	0166	CONC, PAVMT	0	0	0	0	17,000.00	UT	2.00	2.00	100
8	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100
9	0294	SHED WOOD/	0	0	22	7	154.00	UT	12.00	12.00	100
10	0294	SHED WOOD/	0	0	10	8	1.00	UT	300.00	300.00	100

TOTAL OB/XF												358,451												
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
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							

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

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

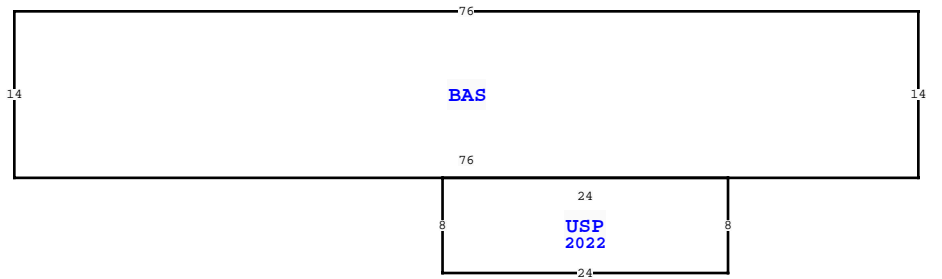
BEG SW COR OF NW1/4, RUN N 1591.
 US-41, SE ALONG R/W 732.42 FT, S
 621 FT TO POB.

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

2026

16-2S-16-01628-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
USP	192	35	2022
TOTALS	1,256		
TOTALS		1,131	66,603

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	107.07	121,096	1995	1995		0	0	45.00												
2 MANUF 1 0% - 0 Heated Area: 1064 HX Base Yr																							
																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/18/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/18/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/18/2026																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 16
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		640,402	
TOTAL MARKET OB/XF VALUE		358,451	
TOTAL LAND VALUE - MARKET		137,625	
TOTAL MARKET VALUE		1,136,478	
SOH/AGL Deduction		63,988	
ASSESSED VALUE		1,072,490	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,072,490	
TOTAL JUST VALUE		1,136,478	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,113,022	
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 ACQUISITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

EXTRA FEATURES																							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND												
139 NW KELLY LN, WHITE SPRINGS																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/18/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/18/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/18/2026																				
INC DATE		AG DATE	MLU																				
TOTAL OB/XF 0																							

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												
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

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

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

2026

16-2S-16-01628-000



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 Floor	14	CARPET 90	
Interior Floor	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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	60	25	2022
TOTALS	732		

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	101.43	69,682	1994	1994	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									

COLUMBIA COUNTY PROPERTY				PAGE 3 of 16	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3 Tax Dist:		
BUILDING MARKET VALUE				640,402		
TOTAL MARKET OB/XF VALUE				358,451		
TOTAL LAND VALUE - MARKET				137,625		
TOTAL MARKET VALUE				1,136,478		
SOH/AGL Deduction				63,988		
ASSESSED VALUE				1,072,490		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,072,490		
TOTAL JUST VALUE				1,136,478		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,113,022		
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 ACQUISITION &						
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 \$						

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
139 NW KELLY LN, WHITE SPRINGS																
TOTAL OB/XF 0																

LAND DESCRIPTION												TOTAL OB/XF												0			
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			

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

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

2026

16-2S-16-01628-000


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	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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	504	100	
USP	64	35	2022
TOTALS	568		

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	60.00	40.00
4 MOBILE HME 0% - 0 Heated Area: 504 HX Base Yr											

42

BAS

42

8

USP
2022

8

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 16
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	640,402		
TOTAL MARKET OB/XF VALUE	358,451		
TOTAL LAND VALUE - MARKET	137,625		
TOTAL MARKET VALUE	1,136,478		
SOH/AGL Deduction	63,988		
ASSESSED VALUE	1,072,490		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,072,490		
TOTAL JUST VALUE	1,136,478		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,113,022		
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 ACQUISITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

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
139 NW KELLY LN, WHITE SPRINGS																

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									
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																								

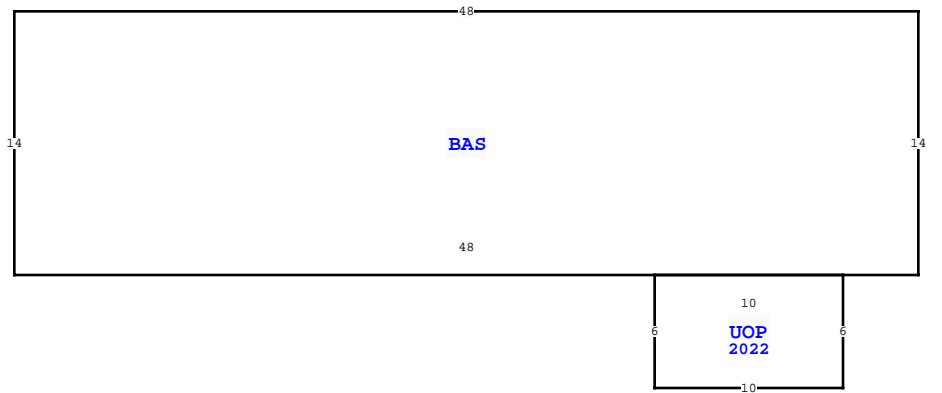
BEG SW COR OF NW1/4, RUN N 1591.
 US-41, SE ALONG R/W 732.42 FT, S
 621 FT TO POB.

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

2026

16-2S-16-01628-000


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 Floor	14	CARPET 90	
Interior Floor	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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	60	25	2022
TOTALS	732		687
EXTRA FEATURES		SUBAREA MARKET VALUE	
		37,489	
		837	
		38,325	

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	101.43	69,682	1994	1994	0	0	45.00	55.00		
5 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				

COLUMBIA COUNTY PROPERTY				PAGE 5 of 16	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3	
BUILDING MARKET VALUE				640,402	
TOTAL MARKET OB/XF VALUE				358,451	
TOTAL LAND VALUE - MARKET				137,625	
TOTAL MARKET VALUE				1,136,478	
SOH/AGL Deduction				63,988	
ASSESSED VALUE				1,072,490	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,072,490	
TOTAL JUST VALUE				1,136,478	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				1,113,022	
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
1044/0027	4/15/2005	WD	U	I	
GRANTOR: DEGREGO & ASHBAUGH		SALE PRICE			
GRANTEE: SPEEDY ACQUISITION &		1,050,000			
0989/2573	7/28/2003	WD	U	I	09
GRANTOR: HAARBAUER		835,000			
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 \$					

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
TOTAL OB/XF 0																

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

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

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

2026

16-2S-16-01628-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	02	SHED 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architactual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	96	25	2022
TOTALS	768		696 32,029

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	83.67	58,234	1970	2005	0	0	45.00	55.00												
8 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr																							
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <div style="border: 1px solid black; width: 400px; height: 150px; margin: 0 auto; position: relative;"> 56 12 56 BAS </div> <div style="border: 1px solid black; width: 80px; height: 60px; margin: 10px auto; position: relative;"> 12 5 12 UOP 2022 </div> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/18/2026 MLU</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/18/2026 MLU	INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/18/2026 MLU																				
INC DATE		AG DATE																					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 6 of 16
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	640,402		
TOTAL MARKET OB/XF VALUE	358,451		
TOTAL LAND VALUE - MARKET	137,625		
TOTAL MARKET VALUE	1,136,478		
SOH/AGL Deduction	63,988		
ASSESSED VALUE	1,072,490		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,072,490		
TOTAL JUST VALUE	1,136,478		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,113,022		
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 ACQUISITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

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

BUILDING NOTES											
139 NW KELLY LN, WHITE SPRINGS											

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												
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

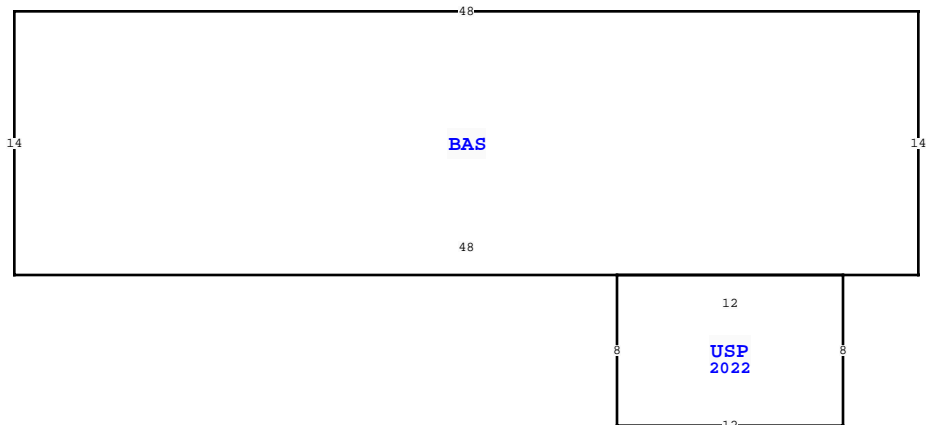
BEG SW COR OF NW1/4, RUN N 1591.
 US-41, SE ALONG R/W 732.42 FT, S
 621 FT TO POB.

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

2026

16-2S-16-01628-000


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 Floor	14	CARPET 90	
Interior Floor	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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
USP	96	35	2022
TOTALS	768		
		706	39,386

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	101.43	71,610	1994	1994	0	0	45.00	55.00												
9 MANUF 1 0% - 0 Heated Area: 672 HX Base Yr																							
																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/18/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/18/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				05/18/2026	MLU																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 16
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			640,402
TOTAL MARKET OB/XF VALUE			358,451
TOTAL LAND VALUE - MARKET			137,625
TOTAL MARKET VALUE			1,136,478
SOH/AGL Deduction			63,988
ASSESSED VALUE			1,072,490
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,072,490
TOTAL JUST VALUE			1,136,478
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,113,022
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 ACQUISITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
139 NW KELLY LN, WHITE SPRINGS											

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												
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																								

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

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

2026

16-2S-16-01628-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur		N/A 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
BAS	192	100	2022
UOP	48	25	2022
UOP	64	25	2022
TOTALS	1,088		
			1,004
			53,934

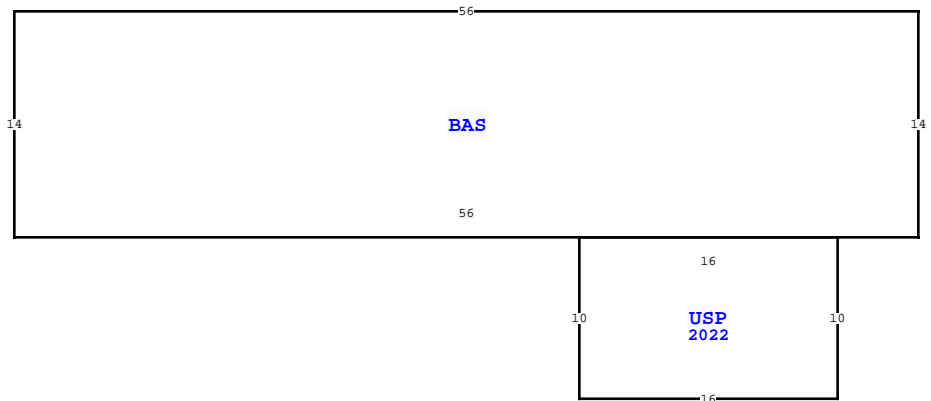
MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0201	02	1,004	103.9000	97.67	98,061	1994	1994	0	0	45.00	55.00												
12 MANUF 1 0% - 0 Heated Area: 976 HX Base Yr																							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>BAS</p> <p>56</p> <p>14</p> <p>14</p> <p>56</p> <p>8</p> <p>24</p> <p>6</p> <p>8</p> <p>8</p> <p>24</p> <p>6</p> <p>8</p> <p>UOP 2022</p> <p>BAS 2022</p> <p>UOP 2022</p> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/18/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/18/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				05/18/2026	MLU																		

COLUMBIA COUNTY PROPERTY				PAGE 9 of 16	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3		
BUILDING MARKET VALUE				640,402		
TOTAL MARKET OB/XF VALUE				358,451		
TOTAL LAND VALUE - MARKET				137,625		
TOTAL MARKET VALUE				1,136,478		
SOH/AGL Deduction				63,988		
ASSESSED VALUE				1,072,490		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,072,490		
TOTAL JUST VALUE				1,136,478		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				1,113,022		
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 ACQUISITION &						
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 \$						

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
139 NW KELLY LN, WHITE SPRINGS															
TOTAL OB/XF 0															

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

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 Floor	14	CARPET 90	
Interior Floor	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	3601RV PARK/SFR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	16216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
USP	160	35	2022
TOTALS	944		

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	101.43	85,201	1985	1985	0	0	45.00	55.00
18 MANUF 1 0% - 2022 Heated Area: 784 HX Base Yr											
											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
139 NW KELLY LN, WHITE SPRINGS											

COLUMBIA COUNTY PROPERTY		PAGE 13 of 16	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	640,402		
TOTAL MARKET OB/XF VALUE	358,451		
TOTAL LAND VALUE - MARKET	137,625		
TOTAL MARKET VALUE	1,136,478		
SOH/AGL Deduction	63,988		
ASSESSED VALUE	1,072,490		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,072,490		
TOTAL JUST VALUE	1,136,478		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,113,022		

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 ACQUISITION &						
0989/2573	7/28/2003	WD	U	I	09	835,000
GRANTOR: HAARBAUER						
GRANTEE: BRIAN J DEGREGO & A						

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=[ORIG=0,0] W56 S14 E56 N14 \$
USP=[YR=2022;ORIG=-5,14] W16 S10 E16 N10 \$

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

