

COMM SW COR SEC 17-38-17, RUN N  
689.89 FT FOR POB, CONT E 255.17  
256.89 FT TO C/L OF THOMAS RD, S

B & G RENTAL PROPERTIES LLC  
PO BOX 3683  
LAKE CITY, FL 32056

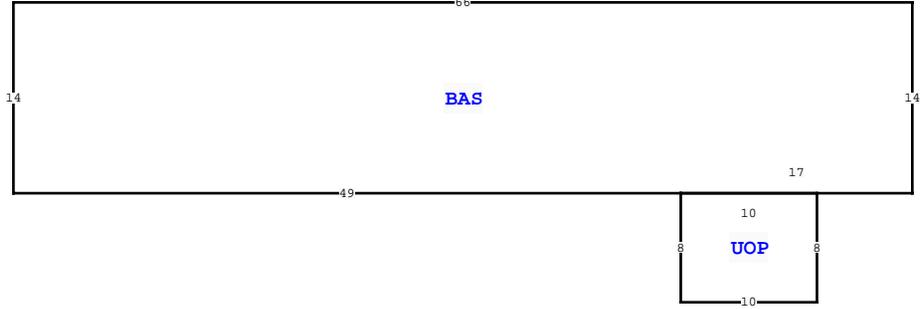
2026

17-38-17-04964-000



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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	17317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UOP	80	25	
TOTALS	1,004		944 31,559

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	- 2026									
			Heated Area: 924			HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			63,118
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			11,550
TOTAL MARKET VALUE			77,668
SOH/AGL Deduction			0
ASSESSED VALUE			77,668
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			77,668
TOTAL JUST VALUE			77,668
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26617	M H	534	01/16/2008
6618	M H	459	01/16/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1241	7/31/2025	QC	U	I	11	100
GRANTOR: WARD GARRY						
GRANTEE: B & G RENTAL PROPER						
1411/2208	5/15/2020	WD	Q	I	05	161,000
GRANTOR: JAY S DAVIS						
GRANTEE: GARRY WARD						

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
1	9947	Septic	0	0	0	0	1.00	UT 3,000.00	3,000.00	100		3	100	3,000

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E49 UOP= S8 E10 N8 W10\$ E17 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	
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.54	AC		1.00	1.00	1.00	7,500.00	7,500.00	11,550								

