COMM SW COR SEC 17-3S-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

2027

17-3S-17-04964-000

BUILDING CHARACTERISTICS

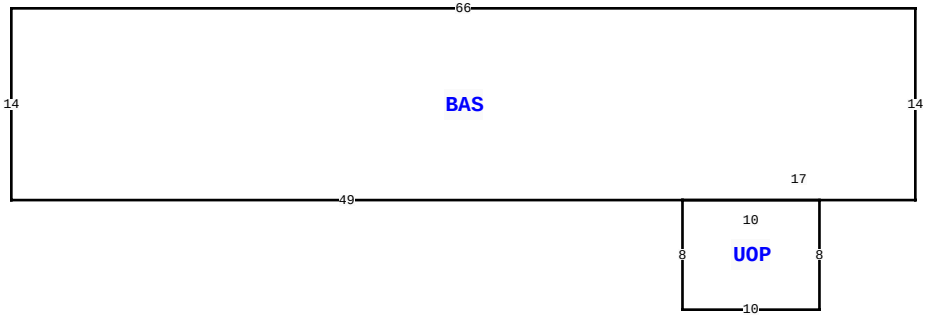
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	29,418
UOP	80	25		20	637
TOTALS	1,004			944	30,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	944	112.9000	67.74	63,947	2005	2005	0	0	0	53.00	47.00

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



191 NW GERSON LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	60,110
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	11,550
TOTAL MARKET VALUE	74,660
SOH/AGL Deduction	0
ASSESSED VALUE	74,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,660
TOTAL JUST VALUE	74,660
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	74,660

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E49 UOP= S8 E10 N8 W10$ E17 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 3,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	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							

REVIEW DATE 08/14/2015 BY DF Total Acres: 1.54 Total Land Value: 11,550 Market: 0 Agricultural: 0 Common: 11,550 PRINTED 11/17/2026 BY SYS

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Units		0 100
Quality	05	05

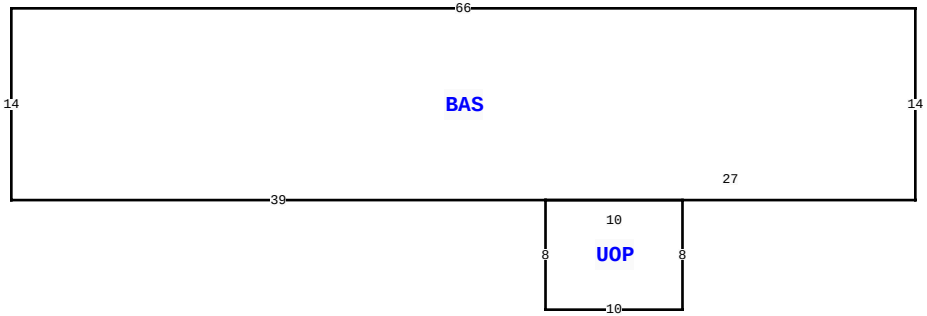
DOR CODE: 0202 MOBILE HOME/M HOME
MAP NUM:
MKT AREA: 07
NEIGHBORHOOD/LOC: 17317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	29,418
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2 MOBILE HME 0% - 2026 Heated Area: 924 HX Base Yr



191 NW GERSON LN, LAKE CITY

BLD DATE		LGL DATE	
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 2 — 2

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GRANTOR: JAY S DAVIS						
GRANTEE: GARRY WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E39 UOP= S8 E10 N8 W10$ E27 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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