S1/4 OF NW1/4 OF NW1/4 EX RD R/W
ALSO THE W1/2 OF SW1/4 OF NW1/4
N3/4 OF NW1/4 OF NW1/4 (TO BE US

GATEWAY GROVE LLC
405 GOLFWAY WEST DR, #300
ST. AUGUSTINE, FL 32095

2026

17-3S-17-04981-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

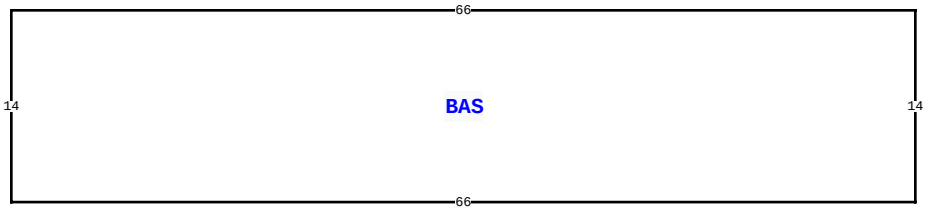
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,049
TOTALS	924			924	19,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	81.8100	51.54	47,623	1986	1990	0	0	0	60.00	40.00

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



3144 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	19,049
TOTAL MARKET OB/XF VALUE	23,938
TOTAL LAND VALUE - MARKET	310,700
TOTAL MARKET VALUE	353,687
SOH/AGL Deduction	0
ASSESSED VALUE	353,687
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	353,687
TOTAL JUST VALUE	353,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22084	M H	250	07/15/2004
10233	M H	125	09/22/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1540/1176	5/14/2025	WD	Q	I	01	425,000
GRANTOR: KEEN LEONARD K SR						
GRANTEE: GATEWAY GROVE LLC						
1509/992	2/23/2024	LE	U	I	14	100
GRANTOR: KEEN LEONARD K SR						
GRANTEE: KEEN LEONARD K SR (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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	0294	SHED WOOD/	0	0	12	57	684.00	UT	14.00	14.00	50	1995	1995	3	50	4,788	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	2,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	2,000.00	2,000.00	50	1995	1995	3	50	1,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
6	9947	Septic	0	0	0	0	3.00	UT	3,000.00	3,000.00	100			3	100	9,000	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 23,938

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		RMH-P	0.00	0.00	29.07	AC		1.00	1.00	1.00	10,000.00	10,000.00	290,700							
2	0000	C	VAC RES	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							

REVIEW DATE 09/03/2025 BY TP Total Acres: 31.07 Total Land Value: 310,700 Market: 0 Agricultural: 0 Common: 310,700 PRINTED 05/12/2026 BY SYS