COMM SE COR OF SW1/4 OF SE1/4, R
FT TO E R/W OF SR-25A, NW ALONG
FOR POB, RUN NW 93.27 FT, NE 53

ADVANTA IRA SERVICES LLC
4790 140TH AVENUE N
CLEARWATER, FL 33762

2027

18-3S-17-05061-015

BUILDING CHARACTERISTICS

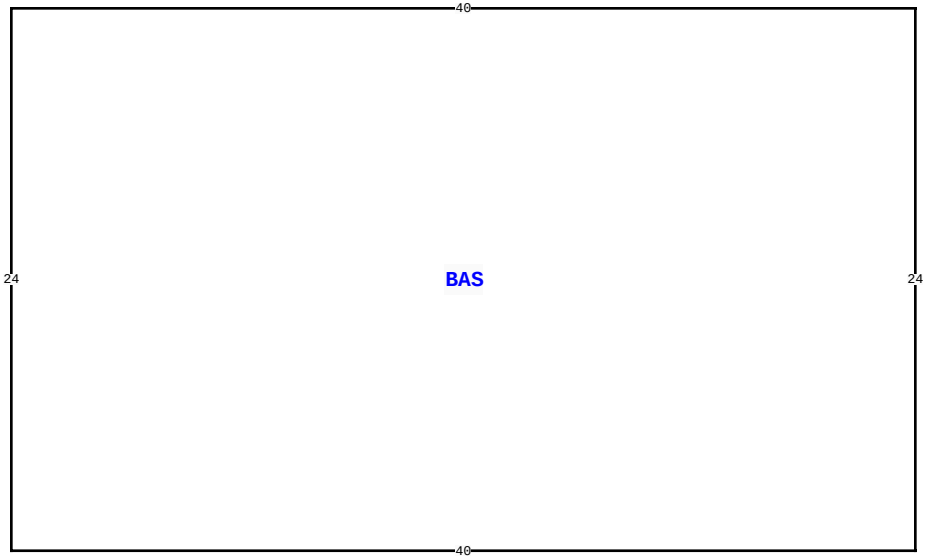
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	54,437
TOTALS	960			960	54,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	960	110.8650	103.10	98,976	1996	1996	0	0	0	45.00	55.00

6 MANUF 1 0% - 2022 Heated Area: 960 HX Base Yr



142 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0259	MHP HOOKUP	0	0	0	0	5.00	UT	3,440.00	3,440.00	100	0	0	3	100	17,200	
2	0259	MHP HOOKUP	0	0	0	0	3.00	UT	3,440.00	3,440.00	100	0	0	3	100	10,320	
3	0081	DECKING WI	0	0	0	0	1.00	UT	436.80	436.80	100	2023	2022		100	437	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	500.00	500.00	100	2027	2026		100	500	
7	0081	DECKING WI	0	0	0	0	1.00	UT	100.00	100.00	100	2027	2026		100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,351
TOTAL MARKET OB/XF VALUE	29,057
TOTAL LAND VALUE - MARKET	34,000
TOTAL MARKET VALUE	340,408
SOH/AGL Deduction	0
ASSESSED VALUE	340,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,408
TOTAL JUST VALUE	340,408
NCON VALUE	43,948
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054755	Mobile Home		12/31/2025
000052407	Mobile Home		02/21/2025
000050015	Mobile Home		05/31/2024
000049969	Right-of-Way Acce		05/28/2024
000044647	Mobile Home		06/09/2022
000043213	Mobile Home		11/18/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1040	6/30/2021	WD	Q	I	01	170,000
GRANTOR: CREEL CATHEY MELLER						
GRANTEE: ADVANTA IRA SERVICE						
1323/1337	9/28/2016	WD	U	I	38	34,000
GRANTOR: RICHARD L REPETTO						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 29,057

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	0210	C	TRLR PARK	0		ILW	0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000							

REVIEW DATE 04/13/2026 BY Andres Total Acres: 4.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
FT TO E R/W OF SR-25A, NW ALONG
FOR POB, RUN NW 93.27 FT, NE 53

ADVANTA IRA SERVICES LLC
4790 140TH AVENUE N
CLEARWATER, FL 33762

2027

18-3S-17-05061-015

BUILDING CHARACTERISTICS

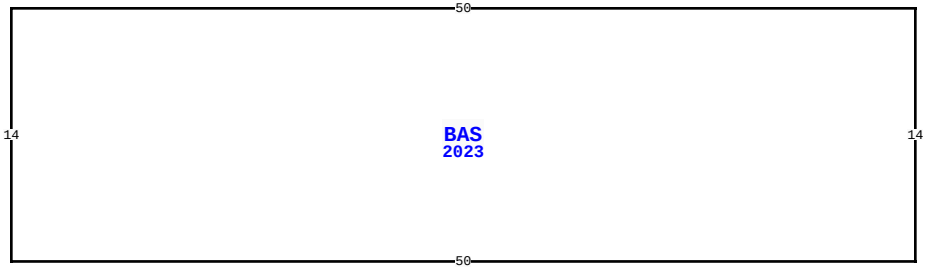
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	700	100	2023	700	40,279
TOTALS	700			700	40,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	700	112.5000	104.62	73,234	1996	1996	0	0	0	45.00	55.00

7 MANUF 1 0% - 2023 Heated Area: 700 HX Base Yr



142 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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 2 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,351
TOTAL MARKET OB/XF VALUE	29,057
TOTAL LAND VALUE - MARKET	34,000
TOTAL MARKET VALUE	340,408
SOH/AGL Deduction	0
ASSESSED VALUE	340,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,408
TOTAL JUST VALUE	340,408
NCON VALUE	43,948
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35207	PUMP/UTPOL	50	04/20/2017
34924	M H	375	02/09/2017
15079	PUMP/UTPOL	30	02/15/1999
13886	M H	125	04/13/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1040	6/30/2021	WD	Q	I	01	170,000
GRANTOR: CREEL CATHEY MELLER						
GRANTEE: ADVANTA IRA SERVICE						
1323/1337	9/28/2016	WD	U	I	38	34,000
GRANTOR: RICHARD L REPETTO						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=20,18] E50 S14 W50 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

REVIEW DATE 04/13/2026 BY Andres Total Acres: 4.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
FT TO E R/W OF SR-25A, NW ALONG
FOR POB, RUN NW 93.27 FT, NE 53

ADVANTA IRA SERVICES LLC
4790 140TH AVENUE N
CLEARWATER, FL 33762

2027

18-3S-17-05061-015

BUILDING CHARACTERISTICS

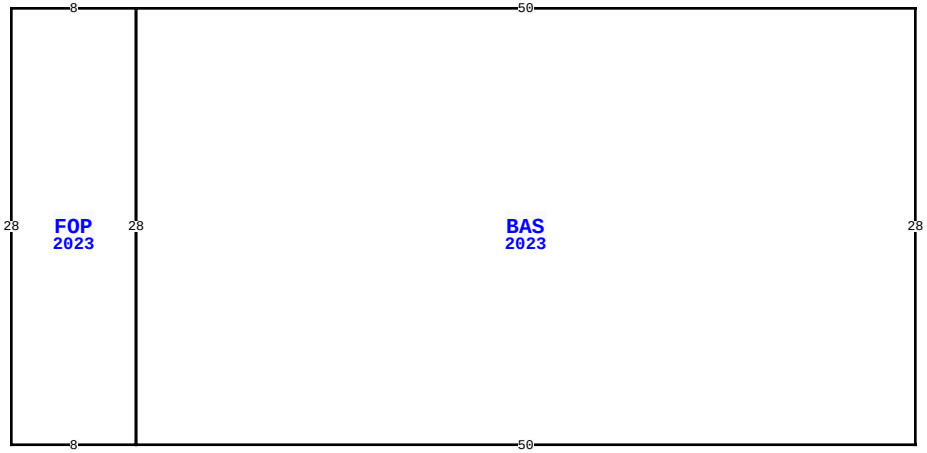
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2023	1,400	39,480
FOP	224	35	2023	78	2,200
TOTALS	1,624			1,478	41,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,478	117.5000	70.50	104,199	1994	1994	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2023 Heated Area: 1400 HX Base Yr



142 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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 3 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,351
TOTAL MARKET OB/XF VALUE	29,057
TOTAL LAND VALUE - MARKET	34,000
TOTAL MARKET VALUE	340,408
SOH/AGL Deduction	0
ASSESSED VALUE	340,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,408
TOTAL JUST VALUE	340,408
NCON VALUE	43,948
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1040	6/30/2021	WD	Q	I	01	170,000
GRANTOR: CREEL CATHEY MELLER						
GRANTEE: ADVANTA IRA SERVICE						
1323/1337	9/28/2016	WD	U	I	38	34,000
GRANTOR: RICHARD L REPETTO						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=29,21] E50 S28 W50 N28 $
FOP=[YR=2023;ORIG=21,21] E8 S28 W8 N28 $
.

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 04/13/2026 BY Andres Total Acres: 4.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
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2027

18-3S-17-05061-015

BUILDING CHARACTERISTICS

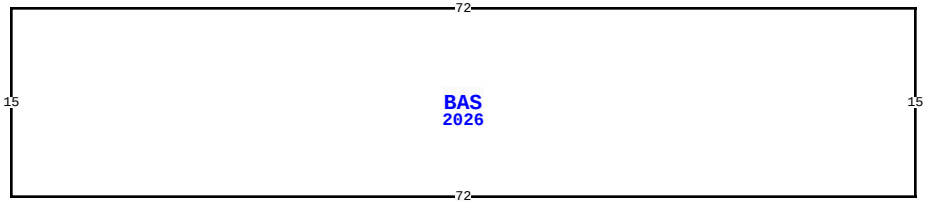
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	18317.020 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2026	1,080	97,607
TOTALS	1,080			1,080	97,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	113.0000	105.09	113,497	2018	2018	0	0	0	14.00	86.00

9 MANUF 1 0% - 2026 Heated Area: 1080 HX Base Yr



142 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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 4 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,351
TOTAL MARKET OB/XF VALUE	29,057
TOTAL LAND VALUE - MARKET	34,000
TOTAL MARKET VALUE	340,408
SOH/AGL Deduction	0
ASSESSED VALUE	340,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,408
TOTAL JUST VALUE	340,408
NCON VALUE	43,948
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/1040	6/30/2021	WD	Q	I	01	170,000
GRANTOR: CREEL CATHEY MELLER						
GRANTEE: ADVANTA IRA SERVICE						
1323/1337	9/28/2016	WD	U	I	38	34,000
GRANTOR: RICHARD L REPETTO						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=11,7] E72 S15 W72 N15 $
.

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 04/13/2026 BY Andres Total Acres: 4.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SW1/4 OF SE1/4, R
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2027

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BUILDING CHARACTERISTICS

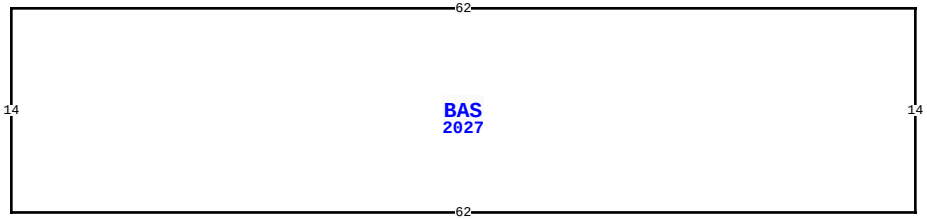
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	18317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2027	868	43,348
TOTALS	868			868	43,348

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	868	113.5000	90.80	78,814	2000	2000	0	0	0	45.00	55.00

10 MANUF 1 0% - 2027 Heated Area: 868 HX Base Yr



142 NW MCCALL TER, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 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 5 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	277,351
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TOTAL LAND VALUE - MARKET	34,000
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ASSESSED VALUE	340,408
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	340,408
TOTAL JUST VALUE	340,408
NCON VALUE	43,948
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	298,531

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: CREEL CATHEY MELLER						
GRANTEE: ADVANTA IRA SERVICE						
1323/1337	9/28/2016	WD	U	I	38	34,000
GRANTOR: RICHARD L REPETTO						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,11] E62 S14 W62 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

REVIEW DATE 04/13/2026 BY Andres Total Acres: 4.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 11/16/2026 BY SYS