COMM SE COR OF SEC, RUN N ALONG
306.36 FT FOR POB, RUN W 469.42
458.74 FT, E 127.05 FT, N 632.69

BELLAVISTA ITS IRREVOCABLE TRUST DATED FEBRUARY 16
431 SW DARILYN GLN
LAKE CITY, FL 32025

2027

18-4S-17-08479-004

BUILDING CHARACTERISTICS

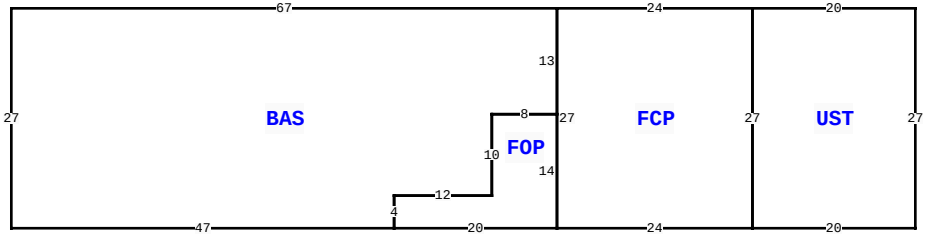
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100		1,649	45,077
FCP	648	25		162	4,428
FOP	160	35		56	1,531
UST	540	45		243	6,643
TOTALS	2,997			2,110	57,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,110	113.9000	68.34	144,197	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 1649 HX Base Yr



431 SW DARILYN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	04/24/2023 SPF

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	0	25	30	750.00	UT	1.50	1.50	100	0	0	3	100	1,125	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	123,855
TOTAL MARKET OB/XF VALUE	12,325
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	166,832
SOH/AGL Deduction	0
ASSESSED VALUE	166,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,832
TOTAL JUST VALUE	181,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20966	M H	125	08/08/2003
15244	M H	125	03/19/1999
14536	GARAGE	55	09/18/1998
14084	M H	125	06/02/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1291	6/18/2024	QC	U	I	11	100
GRANTOR: RAMIERZ ERICK R						
GRANTEE: BELLAVISTA ITS IRRE						
1476/2442	10/07/2022	QC	U	I	11	100
GRANTOR: RAMIREZ ERICK R						
GRANTEE: RAMIREZ ERICK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 S27 E47 FOP= E20 FCP= E24 UST= E20 N27 W20 S27$ N27 W24 S27$ N14 W8 S10 W12 S4$ N4 E12 N10 E8 N13$.

LAND DESCRIPTION

TOTAL OB/XF 12,325

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	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	0200	C	MBL HM	0		A-1	0.00	0.00	5.60	AC		1.00	1.00	1.00	4,500.00	4,500.00	25,200							
3	6200	A	PASTURE 3	0					3.40	AC		1.00	1.00	1.00	280.00	280.00	952							
4	9910	M	MKT.VAL.AG	0					3.40	AC		1.00	1.00	1.00	4,500.00	4,500.00	15,300							

REVIEW DATE 04/24/2023 BY SPF Total Acres: 10.00 Total Land Value: 30,652 Market: 15,300 Agricultural: 952 Common: 29,700 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SEC, RUN N ALONG
306.36 FT FOR POB, RUN W 469.42
458.74 FT, E 127.05 FT, N 632.69

BELLAVISTA ITS IRREVOCABLE TRUST DATED FEBRUARY 16
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LAKE CITY, FL 32025

2027

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BUILDING CHARACTERISTICS

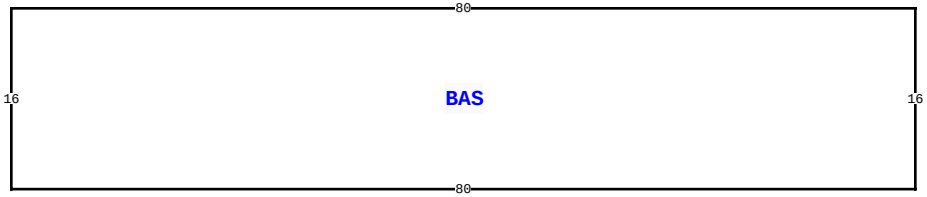
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Roof Cover	03	COMP SHNGL 100
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Interior Floo	14	CARPET 90
Interior Floo	02	MIN PLYWD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	66,176
TOTALS	1,280			1,280	66,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,280	101.0700	94.00	120,320	1998	1998	0	0	0	45.00	55.00

3 MANUF 1 0% - 2025 Heated Area: 1280 HX Base Yr



431 SW DARILYN GLN, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTEE: BELLAVISTA ITS IRRE						
1476/2442	10/07/2022	QC	U	I	11	100
GRANTOR: RAMIREZ ERICK R						
GRANTEE: RAMIREZ ERICK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S16 E80 N16$.

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

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 04/24/2023 BY SPF Total Acres: 10.00 Total Land Value: 30,652 Market: 15,300 Agricultural: 952 Common: 29,700 PRINTED 11/17/2026 BY SYS