(PARCEL "B-1") COMM SW COR, RUN CONT N 105.75 FT TO S R/W OF SR-244.17 FT FOR POB, CONT SE ALONG

BLOOMING ACRES MHP LLC
647 CAMINO DE LOS MARES, STE 108-207
SAN CLEMENTE, CA 92673

2027

19-6S-18-10629-007

BUILDING CHARACTERISTICS

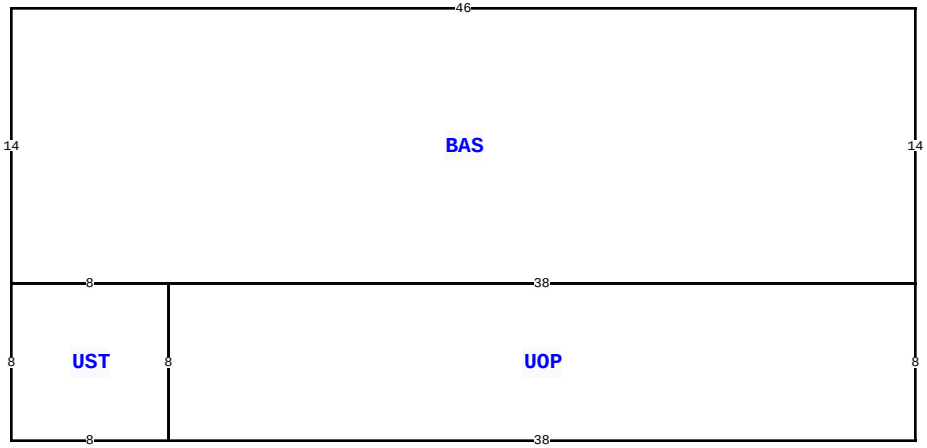
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	13,771
UOP	304	25		76	1,625
UST	64	45		29	620
TOTALS	1,012			749	16,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	749	89.1000	53.46	40,042	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 644 HX Base Yr



2916 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,017
TOTAL MARKET OB/XF VALUE	7,450
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	36,967
SOH/AGL Deduction	0
ASSESSED VALUE	36,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,967
TOTAL JUST VALUE	36,967
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,967

LAND:2:1: MOBILE HOME ON PART OF PARCEL SOUTH OF R

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/1034	5/07/2026	WD	Q	I	01	65,000
GRANTOR: HANSEN ROBERT						
GRANTEE: BLOOMING ACRES MHP						
1548/181	8/29/2025	PB	U	I	18	0
GRANTOR: CLERK OF COURT (HANSE						
GRANTEE: HANSEN ROBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 UST= S8 E8 N8 W8$ E8 UOP= S8 E38 N8 W38$ E38 N14$.

LAND DESCRIPTION

TOTAL OB/XF 7,450

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	0.50	AC		1.00	1.00	1.50	18,000.00	27,000.00	13,500							

REVIEW DATE 10/06/2015 BY DF Total Acres: 0.50 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 11/16/2026 BY SYS