

COMM NW COR, RUN S 557 FT, NE 58
 RUN N 373.99 FT TO C/L THOMAS RD
 261.65 FT, S 334.36 FT, SW 266.0

B & G RENTAL PROPERTIES LLC
 PO BOX 3683
 LAKE CITY, FL 32056

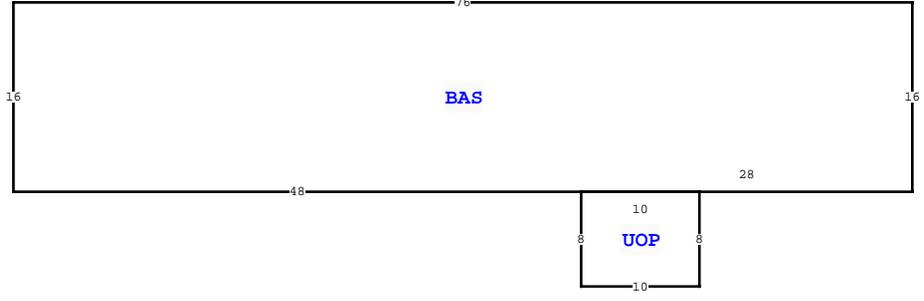
2026

20-3S-17-05217-009



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
UOP	80	25	
TOTALS	1,296		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,236	115.9000	73.02	90,253	1997	1997	0	0	60.00	40.00	
2 MOBILE HME 0% - 2026 Heated Area: 1216 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			61,857
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			9,675
TOTAL MARKET VALUE			78,632
SOH/AGL Deduction			0
ASSESSED VALUE			78,632
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			78,632
TOTAL JUST VALUE			78,632
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,967
SALE:1:1: 2.15 AC WELL/SEPTIC SHEDS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28712	M H	0	07/07/2010
25767	M H	275	05/02/2007
25767	M H	312	05/02/2007

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						

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT
1	0166	CONC,PAVMT	0	0	1.00	UT
2	9945	Well/Sept	0	0	1.00	UT

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0.00	100	2011	2011	3	100	100	
7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S16 E48 UOP= S8 E10 N8 W10\$ E28 N16\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.15	AC		1.00	1.00	0.75	6,000.00	4,500.00	9,675							

