

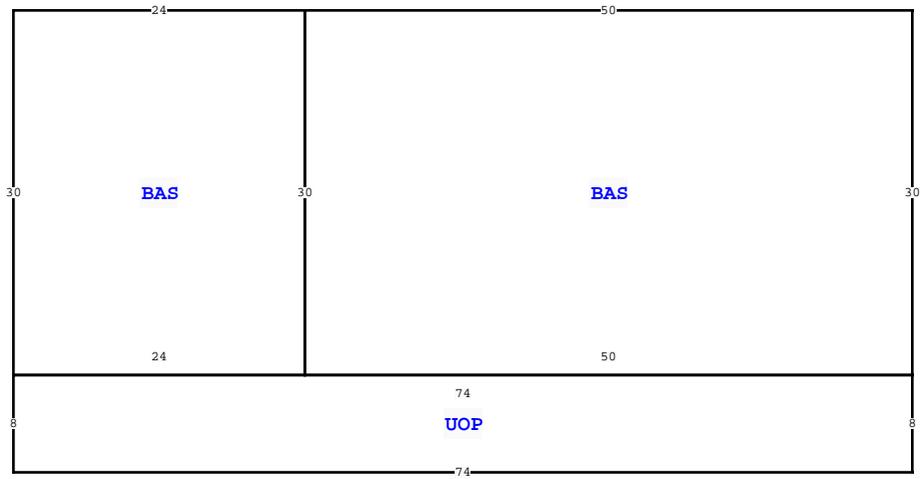
COMM SW COR OF SW1/4 OF SE1/4, R
 FT FOR POB, RUN N 688.97 FT, E 5
 N 1962.16 FT, W 992.83 FT, S 196

PHLC HOLDINGS, LLC
 1474 SW MANDIBA DR
 LAKE CITY, FL 32024

2026

20-5S-17-09306-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architactual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
BAS	1,500	100	
UOP	592	20	
TOTALS	2,812		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0100	01	2,338	81.0920	90.82	212,337	1965	1965		0	0	35.00	65.00													
1 SINGLE FAM 0% - 2021 Heated Area: 2220 HX Base Yr																									
																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/07/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	138,019		
TOTAL MARKET OB/XF VALUE	1,200		
TOTAL LAND VALUE - MARKET	240,000		
TOTAL MARKET VALUE	379,219		
SOH/AGL Deduction	94,078		
ASSESSED VALUE	285,141		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	285,141		
TOTAL JUST VALUE	379,219		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	259,219		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17013	M H	125	05/26/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/2170	4/29/2026	QC	U	I	11	100
GRANTOR: PHLC HOLDINGS LLC						
GRANTEE: PHLC HOLDINGS, LLC						
1424/2729	11/20/2020	WD	Q	I	05	275,000
GRANTOR: MCQUAID AARON D						
GRANTEE: PHLC HOLDINGS LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 BAS= W24 S30 UOP= S8 E74 N8 W74\$ E24 N30 \$ S30 E50 N30\$.	

L N	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	0261	PRCH, UOP	0	0	20	28	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0261	PRCH, UOP	0	0	6	26	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0070	CARPORT UF	0	0	20	26	1.00	UT	0.00	0.00	100	0	0	3	100	500	
TOTAL OB/XF 1,200																	

LAND DESCRIPTION																								
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	0100	C	SFR	0		A-1	0.00	0.00	3.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	21,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	36.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	219,000							