

COMM SW COR OF SW1/4 OF SE1/4, R
 N 573.97 FT FOR POB, CONT N 115
 N 392.45 FT, W 1023.36 FT, S 392

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

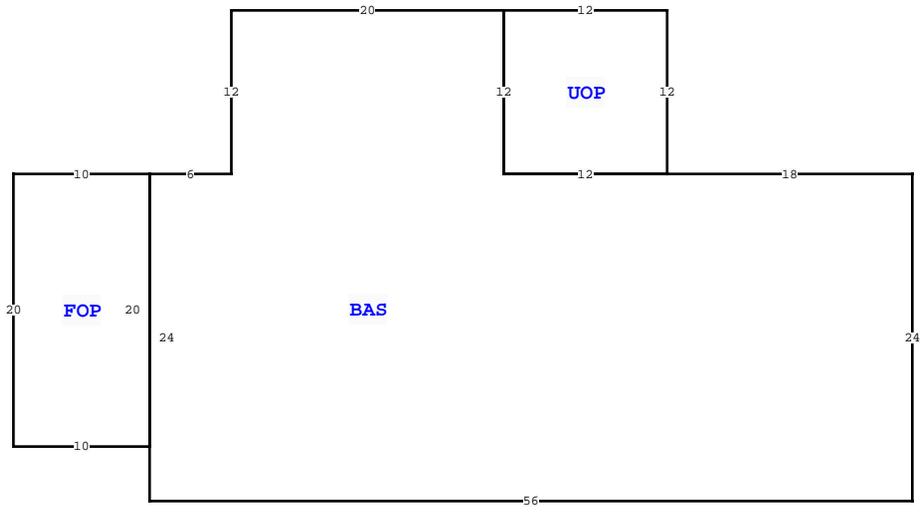
2026

20-5S-17-09306-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	02	MIN PLYWD	100
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	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,584	100	
FOP	200	35	
UOP	144	25	
TOTALS	1,928		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,690	64.2000	38.52	65,099	1993	1993	0	0	60.00	40.00	
1 MOBILE HME 0% - 2021 Heated Area: 1584 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			26,040
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			110,000
TOTAL MARKET VALUE			139,040
SOH/AGL Deduction			44,369
ASSESSED VALUE			94,671
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			94,671
TOTAL JUST VALUE			139,040
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,040

SALE:3:1: INCLUDES 1993 TWMH #GAFLP54A73157ET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054201	Storage Building	100,000	10/06/2025
000054150	Right-of-Way Acce		09/25/2025
000049825	Electrical Servic	0	05/15/2024
000048601	Electrical Servic	0	11/06/2023

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						

EXTRA FEATURES												
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
1	9947	Septic	0	0	1.00	UT	3,000.00	3,000.00	100			3 100

TOTAL OB/XF												
3,000												
1809 SW BUCKLEY LN, LAKE CITY												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
05/06/2026 MLU												

BUILDING NOTES												

BUILDING DIMENSIONS
 BAS= W18 UOP= N12 W12 S12 E12\$ W12 N12 W20 S12 W6 FOP= W10 S20 E10 N20\$ S24 E56 N24\$.

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	0200	C	MBL HM	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9900	C	AC NON-AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							