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

2027

20-5S-17-09306-002

BUILDING CHARACTERISTICS

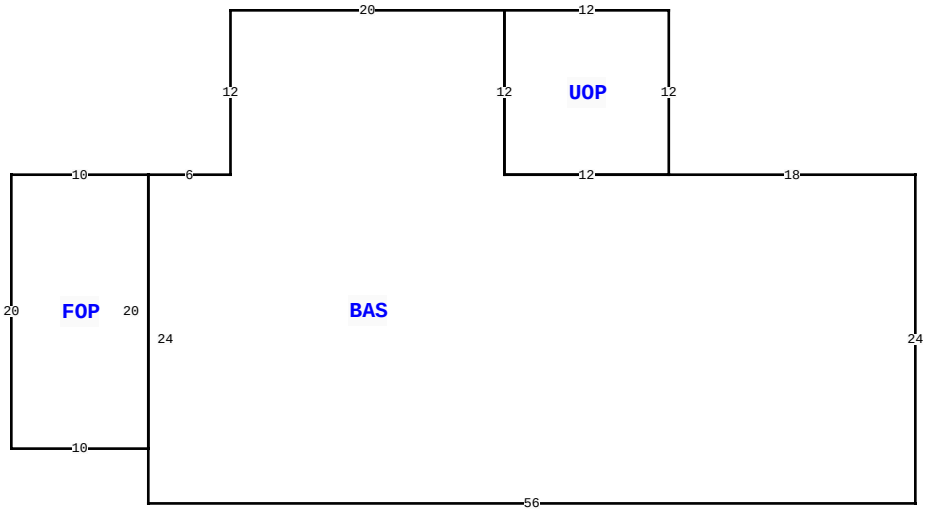
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	24,406
FOP	200	35		70	1,078
UOP	144	25		36	555
TOTALS	1,928			1,690	26,040

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	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1584 HX Base Yr



1809 SW BUCKLEY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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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	34,902
ASSESSED VALUE	104,138
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,138
TOTAL JUST VALUE	139,040
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,040

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						

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

TOTAL OB/XF 3,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			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							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 10.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 11/17/2026 BY SYS