

BEG SW COR OF W1/2 OF E1/2 OF SW
 RUN E 171.91 FT, N 465.61 FT, W
 N 195 FT, W 84 FT, S 658.60 FT T

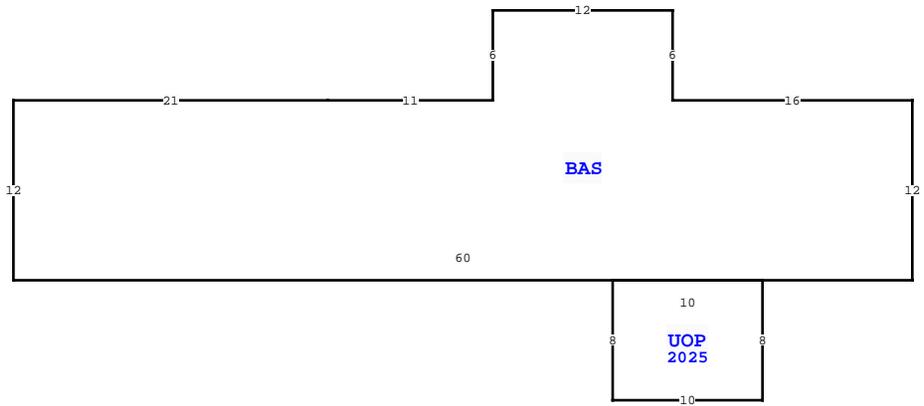
ARANGO ONE LLC
 220 SE ROSE COVE GLN
 LAKE CITY, FL 32025

2026

21-3S-16-02218-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	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		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	792	100	
UOP	80	25	2025
TOTALS	872		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	812	66.6750	40.00	32,480	1973	1973	0	0	60.00	40.00		
1 MOBILE HME 0% - 2025 Heated Area: 792 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 11
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			93,478
TOTAL MARKET OB/XF VALUE			39,020
TOTAL LAND VALUE - MARKET			33,000
TOTAL MARKET VALUE			165,498
SOH/AGL Deduction			0
ASSESSED VALUE			165,498
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			165,498
TOTAL JUST VALUE			165,498
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,498
BLDG:9:1: LOT 9 RP 492166			
XFOB:9:1: CHAM MH			
BLDG:8:1: LOT 8			
XFOB:8:1: AMER MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1467	3/15/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

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	OB/XF MKT VALUE	NOTES
1	0259	MHP HOOKUP	0	0	0	0	11.00	UT	3,440.00	3,440.00	100	0	0	3	100	37,840	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	1,900.00	1,900.00	30	1980	1980	3	30	570	
3	0262	PRCH,FOP	0	0	0	0	1.00	UT	1,200.00	1,200.00	30	1980	1980	3	30	360	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	

TOTAL OB/XF														39,020			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/07/2025			MLU											

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W16 N6 W12 S6 W11 W21 S12 E60 N12 \$									
UOP=[YR=2025;ORIG=-20,12] S8 E10 N8 W10 \$									

LAND DESCRIPTION										TOTAL OB/XF										39,020				
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	2810	C	MH PARK	0		A-1	0.00	0.00	2.20	AC		1.00	1.00	1.00	15,000.00	15,000.00	33,000							

BEG SW COR OF W1/2 OF E1/2 OF SW
 RUN E 171.91 FT, N 465.61 FT, W
 N 195 FT, W 84 FT, S 658.60 FT T

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Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		672 10,752

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	672	66.6750	40.00	26,880	1973	1973	0	0	60.00	40.00
6 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr											
114 NW NEPTUNE CT, LAKE CITY											
BLD DATE		LGL DATE		04/07/2025		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
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ASSESSED VALUE		165,498	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		165,498	
TOTAL JUST VALUE		165,498	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		165,498	
BLDG:1:1: LOT 1 RP 492167			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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	OB/XF MKT VALUE	NOTES

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W56 S12 E56 N12\$.											

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

