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

2027

21-3S-16-02218-004

BUILDING CHARACTERISTICS

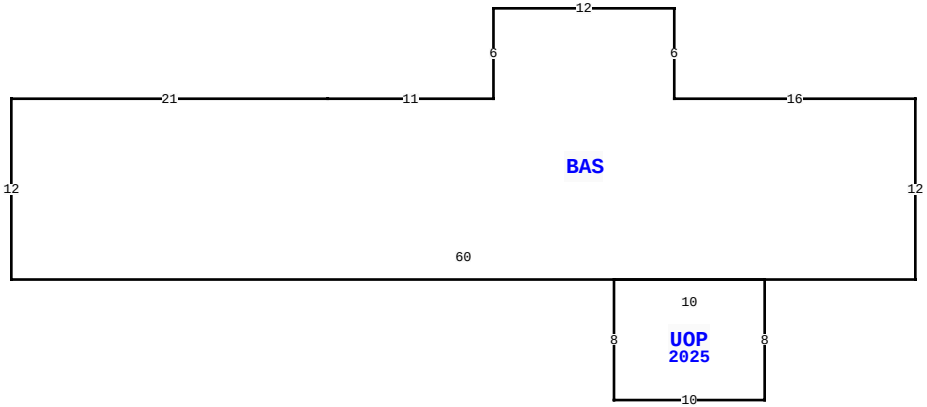
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100		792	12,672
UOP	80	25	2025	20	320
TOTALS	872			812	12,992

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	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 792 HX Base Yr



114 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	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	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	250	
6	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,825
TOTAL MARKET OB/XF VALUE	39,520
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	128,545
SOH/AGL Deduction	0
ASSESSED VALUE	128,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,545
TOTAL JUST VALUE	128,545
NCON VALUE	-39,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,545

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 N6 W12 S6 W11 N21 S12 E60 N12 $
UOP=[YR=2025;ORIG=-20,12] S8 E10 N8 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 39,520

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	16,000.00	16,000.00	35,200							

REVIEW DATE 05/28/2025 BY ME Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-004

BUILDING CHARACTERISTICS

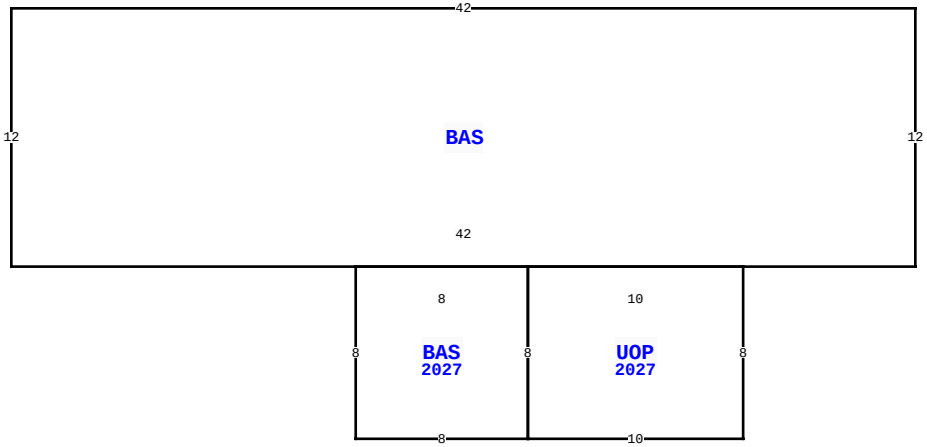
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	6,604
BAS	64	100	2027	64	839
UOP	80	25	2027	20	262
TOTALS	648			588	7,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	588	54.6075	32.76	19,263	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 568 HX Base Yr



114 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,825
TOTAL MARKET OB/XF VALUE	39,520
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	128,545
SOH/AGL Deduction	0
ASSESSED VALUE	128,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,545
TOTAL JUST VALUE	128,545
NCON VALUE	-39,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,545

XFOB:7:1: GREG MH

BLDG:7:1: LOT 7 RP 492169

XFOB:6:1: BROO MH

BLDG:6:1: LOT 6 RP 492171

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S12 E42 N12 $
BAS=[YR=2027;ORIG=-18,12] S8 W8 N8 E8 $
UOP=[YR=2027;ORIG=-8,12] S8 W10 N8 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-004

BUILDING CHARACTERISTICS

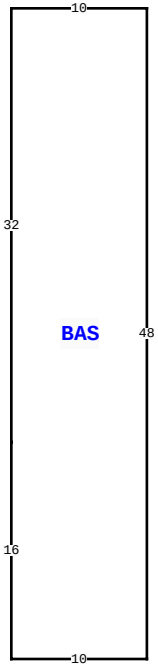
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	6,221
TOTALS	480			480	6,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	480	54.0000	32.40	15,552	1967	1967	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2025 Heated Area: 480 HX Base Yr



114 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,825
TOTAL MARKET OB/XF VALUE	39,520
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	128,545
SOH/AGL Deduction	0
ASSESSED VALUE	128,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,545
TOTAL JUST VALUE	128,545
NCON VALUE	-39,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,545

XFOB:5:1: EAGL MH
BLDG:5:1: LOT 5 RP428392
XFOB:4:1: KIRK MH
BLDG:4:1: LOT 4 RP492168

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 S32 S16 E10 N48 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-004

BUILDING CHARACTERISTICS

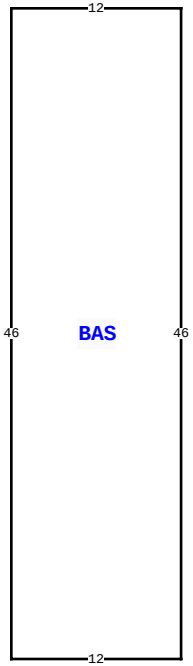
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	7,234
TOTALS	552			552	7,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	552	54.6075	32.76	18,084	1967	1967	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2025 Heated Area: 552 HX Base Yr



114 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 4 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,825
TOTAL MARKET OB/XF VALUE	39,520
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	128,545
SOH/AGL Deduction	0
ASSESSED VALUE	128,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,545
TOTAL JUST VALUE	128,545
NCON VALUE	-39,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,545

BLDG:3:1: LOT 3

SALE:2:1: INCLUDED 8 MHS

BLDG:2:1: LOT 2 RP 492165

BLDG:11:1: LOT 11

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S46 E12 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-004

BUILDING CHARACTERISTICS

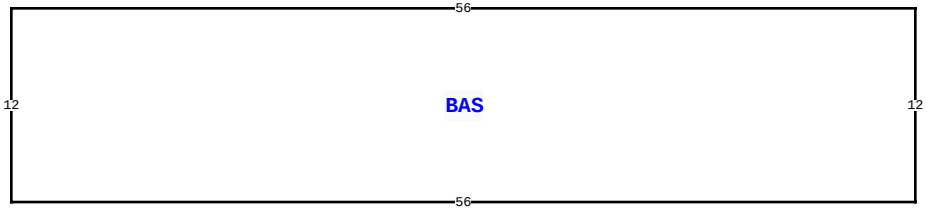
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	4,838
TOTALS	672			672	4,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	672	60.0075	36.00	24,192	1973	1973	0	0	20	60.00	20.00

6 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



114 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,825
TOTAL MARKET OB/XF VALUE	39,520
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	128,545
SOH/AGL Deduction	0
ASSESSED VALUE	128,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,545
TOTAL JUST VALUE	128,545
NCON VALUE	-39,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,545

XFOB:11:1: APOL MH
BLDG:10:1: LOT 10
XFOB:10:1: SHEB MH
SALE:1:1: M H PARK

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-004

BUILDING CHARACTERISTICS

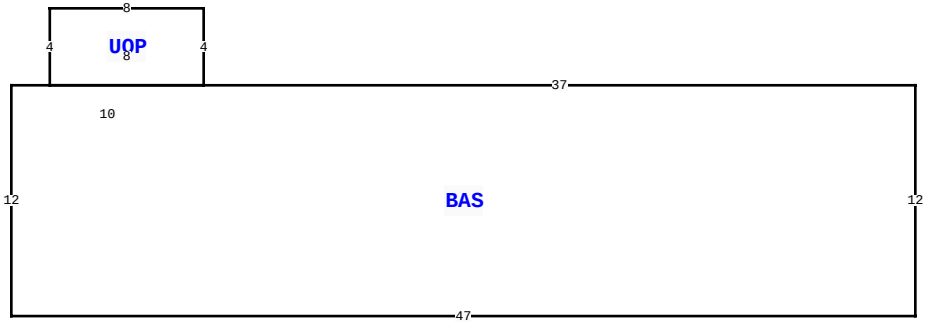
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	564	100		564	7,300
UOP	32	25		8	104
TOTALS	596			572	7,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	572	53.9325	32.36	18,510	1972	1972	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2025 Heated Area: 564 HX Base Yr



114 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,825
TOTAL MARKET OB/XF VALUE	39,520
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	128,545
SOH/AGL Deduction	0
ASSESSED VALUE	128,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,545
TOTAL JUST VALUE	128,545
NCON VALUE	-39,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,545

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
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 UOP= N4 W8 S4 E8$ W10 S12 E47 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-004

BUILDING CHARACTERISTICS

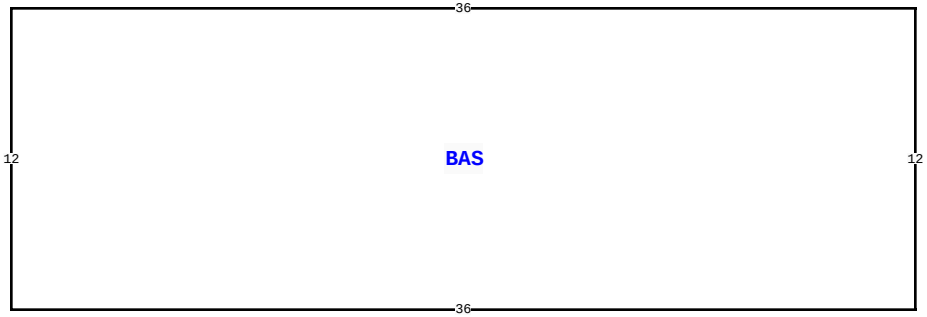
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	5,661
TOTALS	432			432	5,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	432	54.6075	32.76	14,152	1967	1967	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2025 Heated Area: 432 HX Base Yr



114 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 8 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,825
TOTAL MARKET OB/XF VALUE	39,520
TOTAL LAND VALUE - MARKET	35,200
TOTAL MARKET VALUE	128,545
SOH/AGL Deduction	0
ASSESSED VALUE	128,545
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,545
TOTAL JUST VALUE	128,545
NCON VALUE	-39,153
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: ARANGO ONE LLC						
1213/1467	3/15/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S12 E36 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/28/2025 BY ME Total Acres: 2.20 Total Land Value: 35,200 Market: 0 Agricultural: 0 Common: 35,200 PRINTED 11/17/2026 BY SYS

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21-3S-16-02218-004

BUILDING CHARACTERISTICS

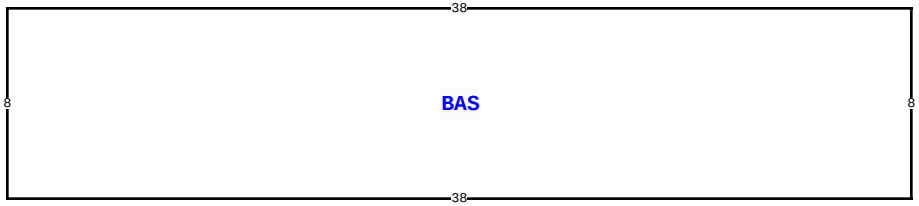
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Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	304	100		304	1,770
TOTALS	304			304	1,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	304	48.5400	29.12	8,852	1966	1966	0	0	20	60.00	20.00

10 MOBILE HME 0% - 2025 Heated Area: 304 HX Base Yr



114 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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

COLUMBIA COUNTY PROPERTY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1213/1467	3/15/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S8 E38 N8$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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