

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

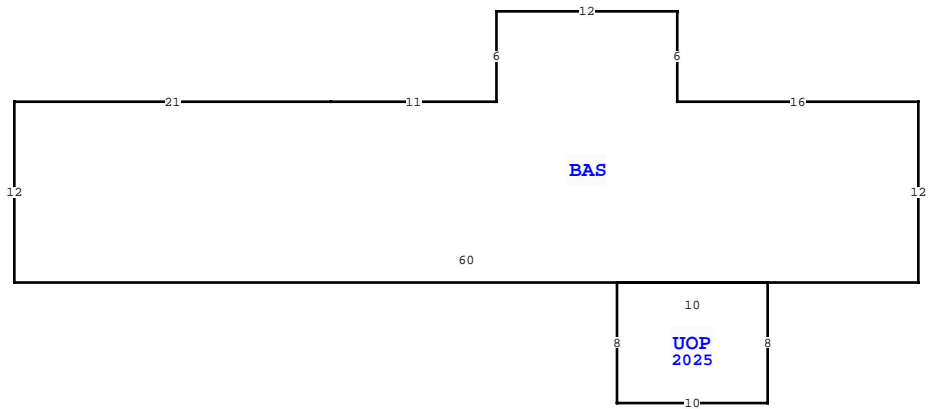
ARANGO ONE LLC
 220 SE ROSE COVE GLN
 LAKE CITY, FL 32025

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 | | | 35,200 |
| TOTAL MARKET VALUE | | | 167,698 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 167,698 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 167,698 |
| TOTAL JUST VALUE | | | 167,698 |
| 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 | | | | | | | | | | | | |
| | | | | | | 04/20/2026 | 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 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 16,000.00 | 16,000.00 | 35,200 | | | | | | | |

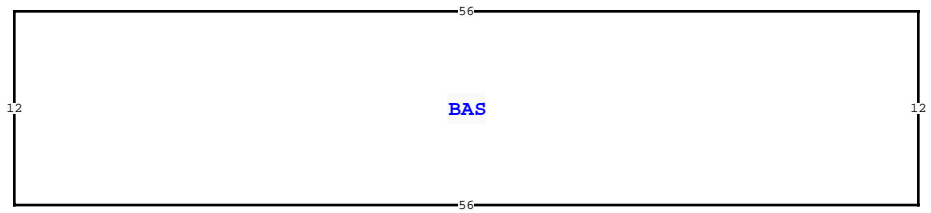
BEG SW COR OF W1/2 OF E1/2 OF SW
 RUN E 171.91 FT, N 465.61 FT, W
 N 195 FT, W 84 FT, S 658.60 FT T

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

2026

21-3S-16-02218-004


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------------|
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| Roof Structur | 01 | FLAT | 100 |
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| 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 | | | | | |
| | | | XF DATE | | | | LAND DATE | 04/20/2026 | MLU | | | |
| | | | INC DATE | | | | AG DATE | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 6 of 11 | 2 |
|---------------------------|-------------|--------------|----------|
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| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
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| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 167,698 |
| TOTAL JUST VALUE | | | 167,698 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 165,498 |
| BLDG:1:1: LOT 1 RP 492167 | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| | | | |
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| SALES DATA | | | | | | |
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| 1213/1467 | 3/15/2011 | WD | U | I | 11 | 100 |
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| 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 |
| | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | |
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |

