

BEG SE COR OF W1/2 OF E1/2 OF SW  
 RUN N 845 FT, W 335.59 FT, S 280  
 FT, S 195 FT, E 87.43 FT, S 463.

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

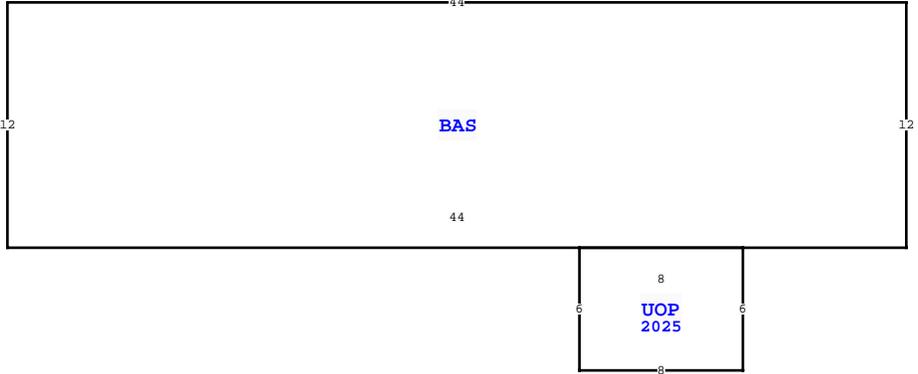
2026

21-3S-16-02218-005



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	528	100		528	5,189
UOP	48	25	2025	12	118
TOTALS	576			540	5,307

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	0%	- 2025									
				Heated Area: 528			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 12
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		102,294	
TOTAL MARKET OB/XF VALUE		53,270	
TOTAL LAND VALUE - MARKET		53,900	
TOTAL MARKET VALUE		209,464	
SOH/AGL Deduction		0	
ASSESSED VALUE		209,464	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		209,464	
TOTAL JUST VALUE		209,464	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,464	
BLDG:9:1: LOT 9			
BLDG:8:1: LOT 8			
BLDG:7:1: LOT 7			
BLDG:6:1: LOT 6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053220	Electrical Servic		05/22/2025
000052237	Electrical Servic	0	02/03/2025
000043909	Electrical Servic	0	03/14/2022
000042525	Electrical Servic	0	08/11/2021
7530	M H	60	08/30/1993
7310	M H	60	06/25/1993

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						
1213/1470	3/15/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

EXTRA FEATURES		115 NW NEPTUNE CT, LAKE CITY															
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	0285	SALVAGE	0	0	0	0	1.00	UT	200.00	200.00	100	0	0	3	100	200	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0259	MHP HOOKUP	0	0	0	0	13.00	UT	3,655.00	3,655.00	100	0	0	3	100	47,515	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
7	0040	BARN, POLE	0	0	45	46	2,070.00	UT	2.50	2.50	60	2010	2010	3	60	3,105	
8	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
9	0285	SALVAGE	0	0	0	0	1.00	UT	250.00	250.00	100	2025	2024		100	250	

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	4.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	53,900							

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	4.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	53,900							





BEG SE COR OF W1/2 OF E1/2 OF SW  
 RUN N 845 FT, W 335.59 FT, S 280  
 FT, S 195 FT, E 87.43 FT, S 463.

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

2026

21-3S-16-02218-005



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
01	FLAT 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
03	FORCED AIR 100				
2	100				
1	100				
01	CONV 100				
03	03 100				
01	01 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,784
TOTALS		672		672	9,784

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	672	60.6750	36.40	24,461	1977	1977	0	0	60.00	40.00	
4 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr												
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>12</p> <p style="color: blue; font-size: 2em;">BAS</p> <p>56</p> </div>												
BLD DATE				LGL DATE				04/07/2025 MLU				
XF DATE				LAND DATE								
INC DATE				AG DATE								

COLUMBIA COUNTY PROPERTY			
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TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		209,464	
TOTAL JUST VALUE		209,464	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,464	
BLDG:12:1: LOT 12			
BLDG:11:1: LOT 11			
BLDG:10:1: LOT 10			
SALE:1:1: 3 PARCELS - 1 DEED.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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EXTRA FEATURES																	
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LAND DESCRIPTION																								
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BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S12 E56 N12\$.			















