

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

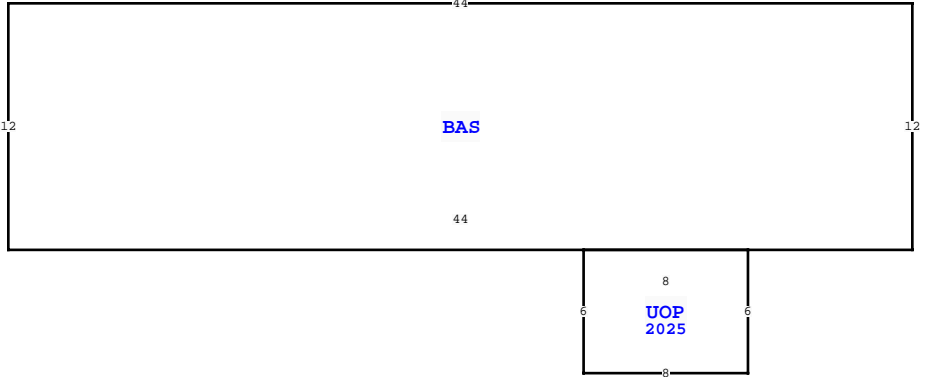
2026

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	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	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				PAGE 1 of 12	2	
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				102,294		
TOTAL MARKET OB/XF VALUE				53,270		
TOTAL LAND VALUE - MARKET				58,800		
TOTAL MARKET VALUE				214,364		
SOH/AGL Deduction				0		
ASSESSED VALUE				214,364		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				214,364		
TOTAL JUST VALUE				214,364		
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=0,0] W44 S12 E44 N12 \$						
UOP=[YR=2025;ORIG=-16,12] S6 E8 N6 W8 \$						

EXTRA FEATURES												BLD DATE		LGL DATE		LAND DATE		AG DATE	
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			
TOTALS												576		540		5,307			

LAND DESCRIPTION												TOTAL OB/XF												53,270				
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	12,000.00	12,000.00	58,800											

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	BUILDING CHARACTERISTICS		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	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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	576	100		576	6,290	
TOTALS	576			576	6,290	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	576	60.6750	36.40	20,966	1972	1972	0	0	10	60.00	30.00
2 MOBILE HME 0% - 2025			Heated Area: 576			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>12</p> </div>												
BLD DATE			XF DATE			LGL DATE			LAND DATE			
						04/22/2026			MLU			
INC DATE			AG DATE									

COLUMBIA COUNTY PROPERTY				PAGE 2 of 12	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
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TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				214,364	
TOTAL JUST VALUE				214,364	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				209,464	
BLDG:5:1: LOT 5					
BLDG:4:1: LOT 4					
BLDG:3:1: LOT 3					
PRMT:2:1: 12X64 1973					
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						
1213/1470	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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S12 E48 N12\$.

