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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

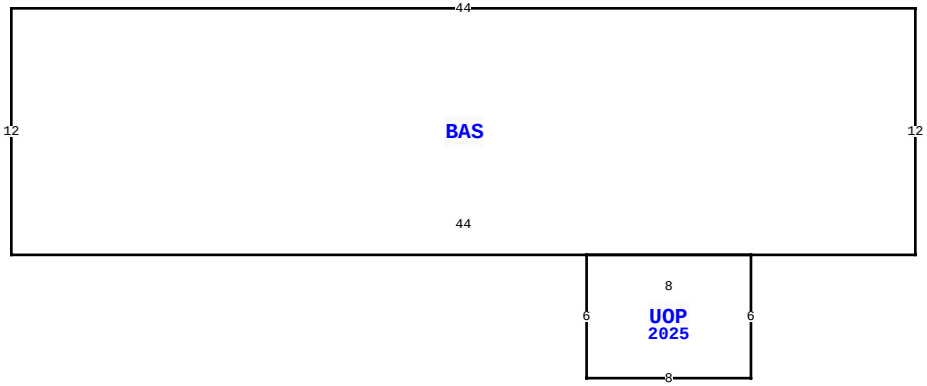
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
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	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
0800	02	540	54.6075	32.76	17,690	1972	1972	0	0	10	60.00	30.00

1 MOBILE HME 0% - 2025 Heated Area: 528 HX Base Yr



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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
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	
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	
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2027	2026		100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 10 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 53,220

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	4.90	AC		1.00	1.00	1.00	12,000.00	12,000.00	58,800							

REVIEW DATE 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

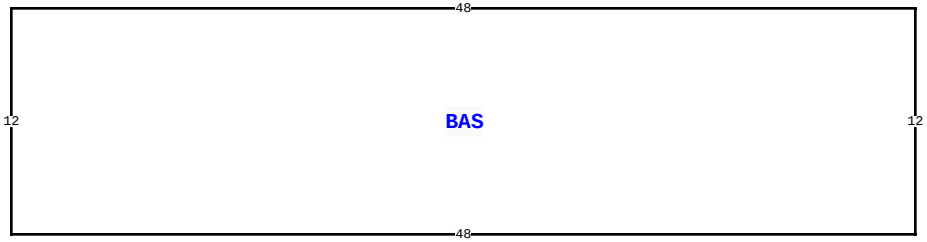
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
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	576	100		576	5,661
TOTALS	576			576	5,661

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	54.6075	32.76	18,870	1972	1972	0	0	10	60.00	30.00

2 MOBILE HME 0% - 2025 Heated Area: 576 HX Base Yr



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E48 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 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

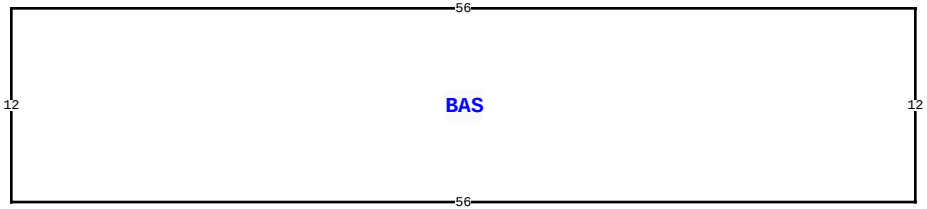
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
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	8,916
TOTALS	672			672	8,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	55.2825	33.17	22,290	1970	1970	0	0	0	60.00	40.00

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



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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 3 of 10 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

BLDG:2:1: LOT 2
XFOB:16:1: LOT 9
XFOB:15:1: LOT 6
BLDG:13:1: LOT 13

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						

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 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

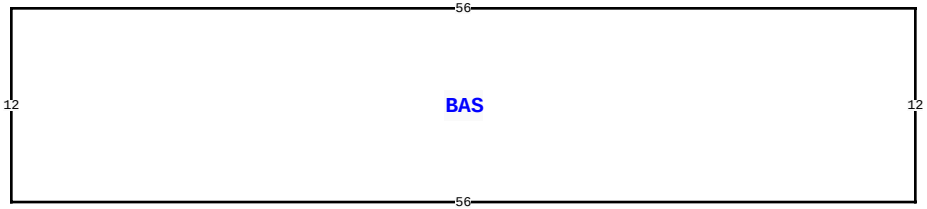
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
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	672	100		672	8,806
TOTALS	672			672	8,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	54.6075	32.76	22,015	1977	1977	0	0	0	60.00	40.00

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



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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 4 of 10 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

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

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= 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 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

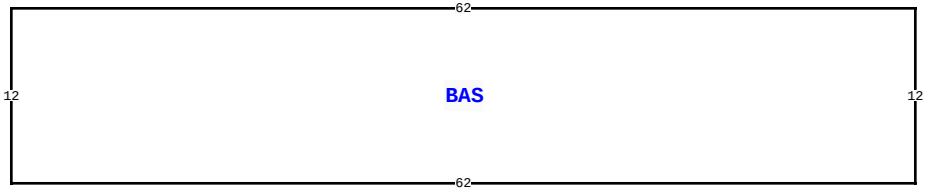
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
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	744	100		744	4,387
TOTALS	744			744	4,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	744	49.1400	29.48	21,933	1976	1976	0	0	20	60.00	20.00

5 MOBILE HME 0% - 2025 Heated Area: 744 HX Base Yr



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

BLDG:1:1: LOT 1

PRMT:1:1: 12X60

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S12 E62 N12$.

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 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

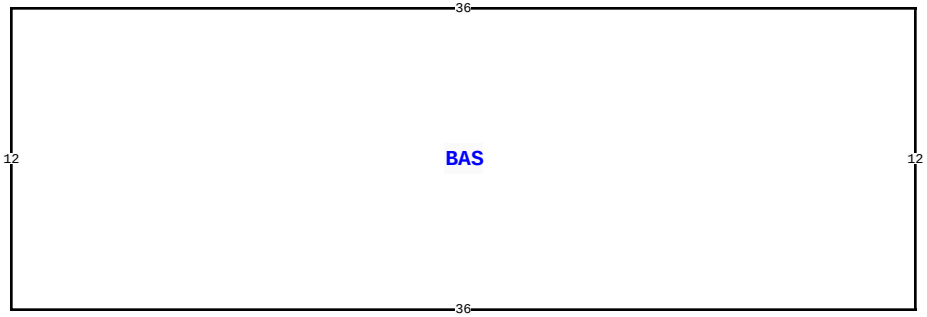
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
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	432	100		432	5,592
TOTALS	432			432	5,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	432	53.9325	32.36	13,980	1972	1972	0	0	0	60.00	40.00

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



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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 10 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

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						

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 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

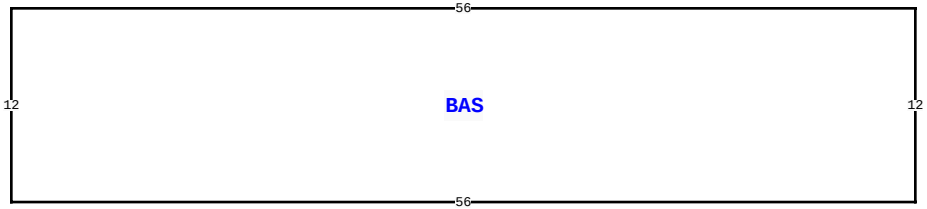
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
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	8,916
TOTALS	672			672	8,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	55.2825	33.17	22,290	1972	1972	0	0	0	60.00	40.00

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



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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 10 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

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						

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 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

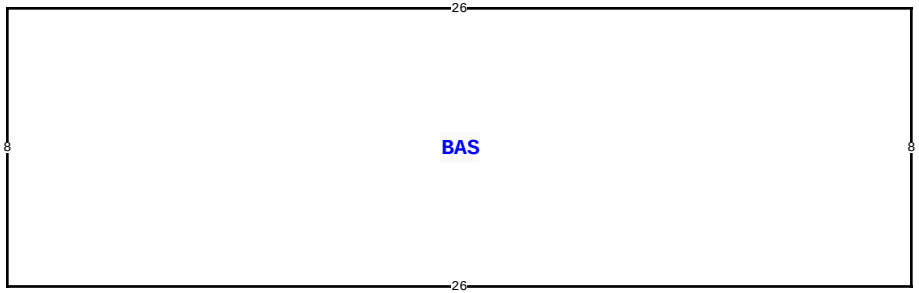
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
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	208	100		208	2,692
TOTALS	208			208	2,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	208	53.9325	32.36	6,731	1970	1970	0	0	0	60.00	40.00

11 MOBILE HME 0% - 2025 Heated Area: 208 HX Base Yr



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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 8 of 10 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S8 E26 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

REVIEW DATE 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

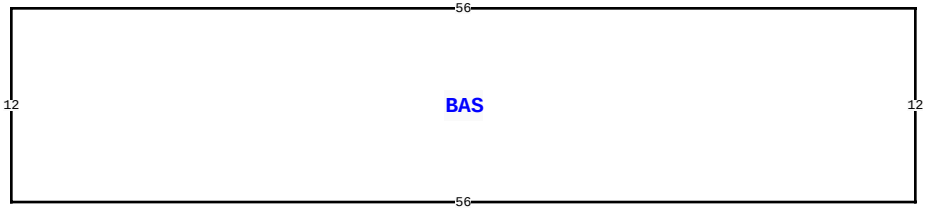
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
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	672	100		672	8,806
TOTALS	672			672	8,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	54.6075	32.76	22,015	1972	1972	0	0	0	60.00	40.00

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



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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 9 of 10 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

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						

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 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS

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

2027

21-3S-16-02218-005

BUILDING CHARACTERISTICS

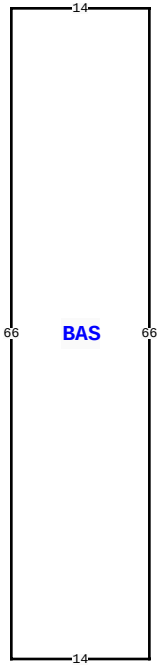
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	924	100		924	10,428
TOTALS	924			924	10,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	924	62.7075	37.62	34,761	1983	1983	0	0	10	60.00	30.00

13 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



115 NW NEPTUNE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,511
TOTAL MARKET OB/XF VALUE	53,220
TOTAL LAND VALUE - MARKET	58,800
TOTAL MARKET VALUE	181,531
SOH/AGL Deduction	0
ASSESSED VALUE	181,531
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	181,531
TOTAL JUST VALUE	181,531
NCON VALUE	400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	181,531

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S66 E14 N66$.

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 05/29/2025 BY TW Total Acres: 4.90 Total Land Value: 58,800 Market: 0 Agricultural: 0 Common: 58,800 PRINTED 11/17/2026 BY SYS