

S 350 FT OF E1/2 OF E1/2 OF SE1/4 LIES N OF RAILROAD, (AKA PART OF RANCHETTES S/D UNREC).

M & J SAMPSON, LLC
PO BOX 1213
LAKE CITY, FL 32056

2026

21-3S-16-02242-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	90
Roof Cover	14	PREFIN MT	10
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories		1.	1. 100
Architectural Units	01	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	192	100	
BAS	1,152	100	
FEP	250	85	
USP	80	35	
TOTALS	1,674		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	0%	- 2022								
Heated Area: 1344 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 6	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		299,715	
TOTAL MARKET OB/XF VALUE		27,750	
TOTAL LAND VALUE - MARKET		34,720	
TOTAL MARKET VALUE		362,185	
SOH/AGL Deduction		21,107	
ASSESSED VALUE		341,078	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		341,078	
TOTAL JUST VALUE		362,185	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357,886	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050523	Mobile Home		08/09/2024
000050449	Right-of-Way Acce		07/26/2024
000046055	Mobile Home		12/07/2022
000044265	Mobile Home		04/25/2022
000043953	Mobile Home		03/17/2022
000043942	Mobile Home		03/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1257	12/03/2021	WD	Q	I	01	82,100

GRANTOR: SULLIVAN'S PROPERTIES
GRANTEE: M & J SAMPSON, LLC
1411/1640 3/20/2020 WD U I 30 100
GRANTOR: ESTHER ELIZABETH SULL
GRANTEE: SULLIVAN'S PROPERTI

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0080	DECKING	0	0	0	0	1.00	UT	300.00	300.00
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	800.00	800.00
4	9947	Septic	0	0	0	0	5.00	UT	3,000.00	3,000.00
5	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	400.00	400.00

TOTAL OB/XF												27,750	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/20/2026	MLU

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W10 FEP= N10 W25 S10 E25\$ W38 S24 E48 N24\$ BAS= S24 E8 USP= E8 N10 W8 S10\$ N24 W8\$.											

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.48	AC		1.00	1.00	1.00	14,000.00	14,000.00	20,720							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

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LAKE CITY, FL 32056

2026

21-3S-16-02242-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Exterior Wall	00	N/A 0	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	12	HARDWOOD 100	
Interior Floor	00	N/A 0	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		1 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	2022
TOTALS	784		784
			15,366

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0801	02	784	89.1000	49.00	38,416	1985	1985	0	0	60.00	40.00	
3 MH/NOTITLE 0% - 2022			Heated Area: 784			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 56 56 14 14 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2022 </div> </div>												
134 NW FLORICE AVE, LAKE CITY				BLD DATE		LGL DATE		04/20/2026	MLU			
				XF DATE		LAND DATE						
				INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 2 of 6	2
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			341,078
TOTAL JUST VALUE			362,185
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			357,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16472	M H	125	01/06/2000
12880	M H	125	08/12/1997
9774	M H	125	05/30/1995
7723	M H	100	10/25/1993
6951	M H	60	03/17/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1257	12/03/2021	WD	Q	I	01	82,100
GRANTOR: SULLIVAN'S PROPERTIES						
GRANTEE: M & J SAMPSON, LLC						
1411/1640	3/20/2020	WD	U	I	30	100
GRANTOR: ESTHER ELIZABETH SULL						
GRANTEE: SULLIVAN'S PROPERTI						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=17,11] E56 S14 W56 N14 \$

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

