

COMM NW COR OF SE1/4 OF SW1/4, R
TO E R/W US-41 FOR POB, CONT E 5
FT, W 529.80 FT TO US-41, NW ALO

LAKE CITY PARK, LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

21-4S-17-08651-001



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
02	CONVECTION 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
02	02 100				
01	01 100				
04	04				
DOR CODE		2802MH PARK			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC		21417.00 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	18,656
TOTALS		1,008		1,008	18,656

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,008	73.4445	46.27	46,640	1986	1986	0	0	60.00	40.00
1 MOBILE HME 0% - 2021 Heated Area: 1008 HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	

211 SE PATIO GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 5
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		137,490	
TOTAL MARKET OB/XF VALUE		50,700	
TOTAL LAND VALUE - MARKET		35,750	
TOTAL MARKET VALUE		223,940	
SOH/AGL Deduction		0	
ASSESSED VALUE		223,940	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		223,940	
TOTAL JUST VALUE		223,940	
NCON VALUE		37,125	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,932	
SALE:1:1: INCLUDES ALL MH'S ON PROPERTY. ORB 1042-			
BLDG:9:1: LOT 9			
XF0B:9:1: PEACH MH (LOT #10)			
BLDG:8:1: LOT 8			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050514	Mobile Home		08/08/2024
000049582	Electrical Servic	0	04/09/2024
000049417	Electrical Servic	0	03/13/2024
000045971	Electrical Servic	0	11/22/2022
000045532	Mobile Home		09/22/2022
30065	M H	25	04/11/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/645	4/28/2022	WD Q	Q	I	01	175,000
GRANTOR:HILLS PLACE FARMS LLC						
GRANTEE:LAKE CITY PARK, LL						
1415/0724	6/30/2020	WD U	U	I	37	92,000
GRANTOR:TERRACE HILLS LLC						
GRANTEE:HILLS PLACE FARMS L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W42 S24 E42 N24\$.

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	4,300.00	4,300.00	100	0	0	3	100	47,300	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
5	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
6	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
7	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
8	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
9	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
10	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	300	

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	0210	C	TRLR PARK	0		00	0.00	0.00	1.30	AC		1.00	1.00	1.00	27,500.00	27,500.00	35,750							

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 Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	01	NONE	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	04	04	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		672 11,714

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	672	69.1695	43.58	29,286	1972	1972	0	0	60.00	40.00
6 MOBILE HME 0% - 2021 Heated Area: 672 HX Base Yr											
211 SE PATIO GLN, LAKE CITY											
BLD DATE		LGL DATE									
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 5
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		137,490	
TOTAL MARKET OB/XF VALUE		50,700	
TOTAL LAND VALUE - MARKET		35,750	
TOTAL MARKET VALUE		223,940	
SOH/AGL Deduction		0	
ASSESSED VALUE		223,940	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		223,940	
TOTAL JUST VALUE		223,940	
NCON VALUE		37,125	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,932	
XFOB:8:1: REMBRANDT MH (LOT #9)			
BLDG:7:1: LOT 7			
XFOB:7:1: CHEV MH (LOT #7)/ LOT #8-MH OWNED BY PAR			
BLDG:6:1: LOT 6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20812	M H	125	06/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/645	4/28/2022	WD Q	Q	I	01	175,000
GRANTOR: HILLS PLACE FARMS LLC						
GRANTEE: LAKE CITY PARK, LL						
1415/0724	6/30/2020	WD U	U	I	37	92,000
GRANTOR: TERRACE HILLS LLC						
GRANTEE: HILLS PLACE FARMS L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E56 N12\$.

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

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

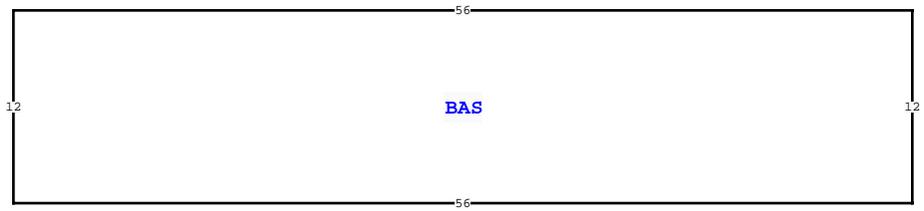
COMM NW COR OF SE1/4 OF SW1/4, R
TO E R/W US-41 FOR POB, CONT E 5
FT, W 529.80 FT TO US-41, NW ALO

LAKE CITY PARK, LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

21-4S-17-08651-001


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 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	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		672 11,233

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
11	MOBILE HME	0%	- 2021																					
				Heated Area: 672																				
					HX Base Yr																			
																								
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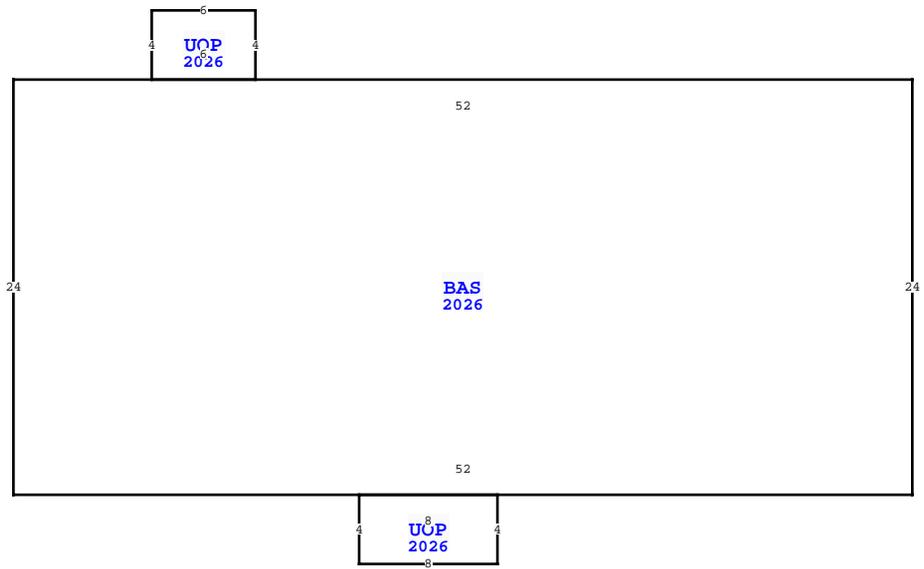
COLUMBIA COUNTY PROPERTY				PAGE 3 of 5	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				137,490	
TOTAL MARKET OB/XF VALUE				50,700	
TOTAL LAND VALUE - MARKET				35,750	
TOTAL MARKET VALUE				223,940	
SOH/AGL Deduction				0	
ASSESSED VALUE				223,940	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				223,940	
TOTAL JUST VALUE				223,940	
NCON VALUE				37,125	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				183,932	
XFOB:6:1: NOBILITY MH (LOT #6)					
XFOB:5:1: LAMPLIGHTER MH (LOT #5)					
BLDG:5:1: LOT 5					
XFOB:4:1: CONCORD MH/NO TITLE (LOT #4)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1467/645	4/28/2022	WD Q	I	01	175,000
GRANTOR:HILLS PLACE FARMS LLC					
GRANTEE:LAKE CITY PARK, LL					
1415/0724	6/30/2020	WD U	I	37	92,000
GRANTOR:TERRACE HILLS LLC					
GRANTEE:HILLS PLACE FARMS L					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W56 S12 E56 N12\$.					

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												
211 SE PATIO GLN, LAKE CITY																												
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BLD DATE		LGL DATE																										
XF DATE		LAND DATE																										
INC DATE		AG DATE																										

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
0																								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,248	100	2026
UOP	24	25	2026
UOP	32	25	2026
TOTALS	1,304		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
13	MOBILE HME	0%	- 2026								
Heated Area: 1248						HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 5
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			137,490
TOTAL MARKET OB/XF VALUE			50,700
TOTAL LAND VALUE - MARKET			35,750
TOTAL MARKET VALUE			223,940
SOH/AGL Deduction			0
ASSESSED VALUE			223,940
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			223,940
TOTAL JUST VALUE			223,940
NCON VALUE			37,125
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			183,932
XFOB:2:1: RITCHWOOD MH/NO TITLE (LOT #2)			
XFOB:12:1: LOT 1			
BLDG:11:1: LOT 11			
XFOB:10:1: RITCHWOOD MH/NO TITLE (LOT #11)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/645	4/28/2022	WD Q	Q	I	01	175,000
GRANTOR:HILLS PLACE FARMS LLC						
GRANTEE:LAKE CITY PARK, LL						
1415/0724	6/30/2020	WD U	I	37		92,000
GRANTOR:TERRACE HILLS LLC						
GRANTEE:HILLS PLACE FARMS L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2026;ORIG=10,10] S24 E52 N24 W52 \$			
UOP=[YR=2026;ORIG=18,6] S4 E6 N4 W6 \$			
UOP=[YR=2026;ORIG=30,34] S4 E8 N4 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV