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

2027

21-4S-17-08651-001

BUILDING CHARACTERISTICS

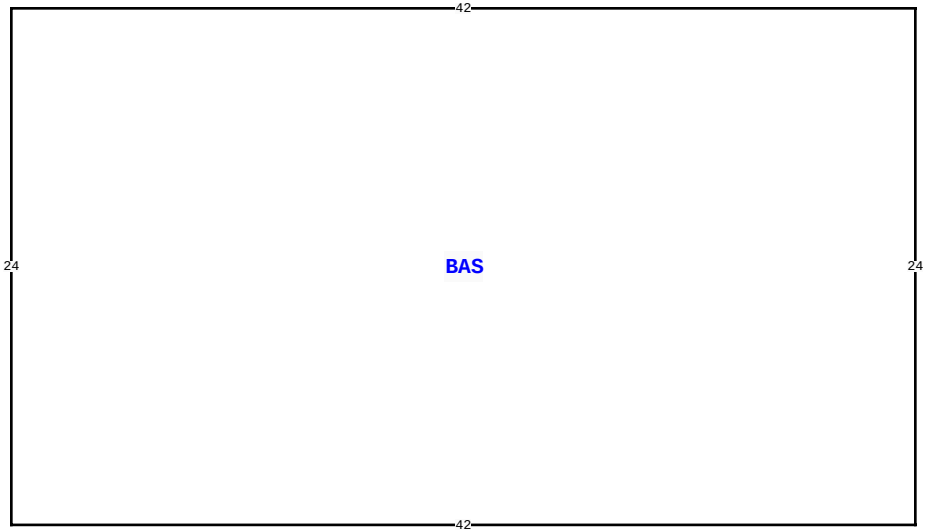
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	2802	MH 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	17,769
TOTALS	1,008			1,008	17,769

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	44.07	44,423	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2021 Heated Area: 1008 HX Base Yr



211 SE PATIO GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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
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	
4	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	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2026	2025		100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,947
TOTAL MARKET OB/XF VALUE	50,700
TOTAL LAND VALUE - MARKET	37,700
TOTAL MARKET VALUE	219,347
SOH/AGL Deduction	0
ASSESSED VALUE	219,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,347
TOTAL JUST VALUE	219,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,051

SALE:1:1: INCLUDES ALL MH'S ON PROPERTY. ORB 1042-

BLDG:9:1: LOT 9

XFOB:9:1: PEACH MH (LOT #10)

BLDG:8:1: LOT 8

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056668	Mobile Home		09/25/2026
000056177	Electrical Servic		07/27/2026
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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	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= W42 S24 E42 N24$.

LAND DESCRIPTION

TOTAL OB/XF 50,700

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	0210	C	TRLR PARK	0		00	0.00	0.00	1.30	AC		1.00	1.00	1.00	29,000.00	29,000.00	37,700							

REVIEW DATE 02/09/2026 BY mark Total Acres: 1.30 Total Land Value: 37,700 Market: 0 Agricultural: 0 Common: 37,700 PRINTED 11/16/2026 BY SYS

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

2027

21-4S-17-08651-001

BUILDING CHARACTERISTICS

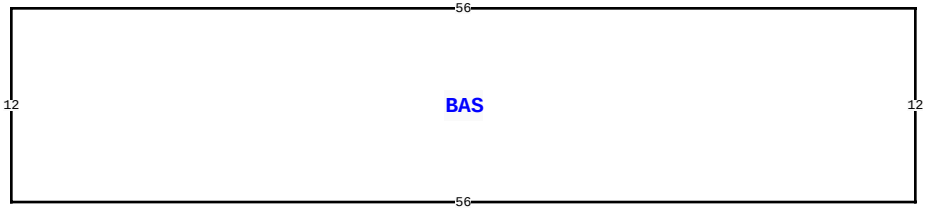
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	2802	MH 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	672	100		672	11,155
TOTALS	672			672	11,155

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	41.50	27,888	1972	1972	0	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	05/14/2026 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 2 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,947
TOTAL MARKET OB/XF VALUE	50,700
TOTAL LAND VALUE - MARKET	37,700
TOTAL MARKET VALUE	219,347
SOH/AGL Deduction	0
ASSESSED VALUE	219,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,347
TOTAL JUST VALUE	219,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,051

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
000045532	Mobile Home		09/22/2022
30065	M H	25	04/11/2012
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	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$.

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 02/09/2026 BY mark Total Acres: 1.30 Total Land Value: 37,700 Market: 0 Agricultural: 0 Common: 37,700 PRINTED 11/16/2026 BY SYS

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

2027

21-4S-17-08651-001

BUILDING CHARACTERISTICS

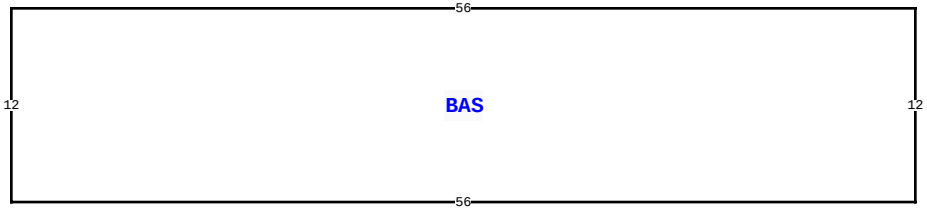
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH 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	672	100		672	10,698
TOTALS	672			672	10,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	66.3390	39.80	26,746	1972	1972	0	0	0	60.00	40.00

11 MOBILE HME 0% - 2021 Heated Area: 672 HX Base Yr



211 SE PATIO GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,947
TOTAL MARKET OB/XF VALUE	50,700
TOTAL LAND VALUE - MARKET	37,700
TOTAL MARKET VALUE	219,347
SOH/AGL Deduction	0
ASSESSED VALUE	219,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,347
TOTAL JUST VALUE	219,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,051

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 / U	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$.

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 02/09/2026 BY mark Total Acres: 1.30 Total Land Value: 37,700 Market: 0 Agricultural: 0 Common: 37,700 PRINTED 11/16/2026 BY SYS

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

2027

21-4S-17-08651-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	2802	MH PARK

MAP NUM | MKT AREA 02

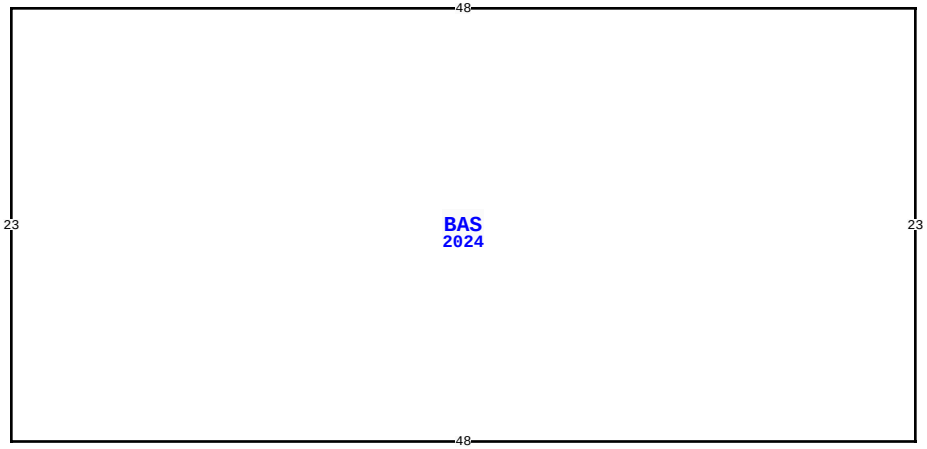
NEIGHBORHOOD/LOC 21417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2024	1,104	56,251
TOTALS	1,104			1,104	56,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,104	115.8000	92.64	102,275	1998	1998	0	0	0	45.00	55.00

12 MANUF 1 0% - 2024 Heated Area: 1104 HX Base Yr



211 SE PATIO GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/14/2026 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 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,947
TOTAL MARKET OB/XF VALUE	50,700
TOTAL LAND VALUE - MARKET	37,700
TOTAL MARKET VALUE	219,347
SOH/AGL Deduction	0
ASSESSED VALUE	219,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,347
TOTAL JUST VALUE	219,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,051

BLDG:4:1: LOT 4

XFOB:3:1: SAHARA MH (LOT #3)

BLDG:3:1: LOT 3

BLDG:2:1: LOT 2

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	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=[YR=2024;ORIG=10,10] S23 E48 N23 W48 $

.

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 02/09/2026 BY mark Total Acres: 1.30 Total Land Value: 37,700 Market: 0 Agricultural: 0 Common: 37,700 PRINTED 11/16/2026 BY SYS

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

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2027

21-4S-17-08651-001

BUILDING CHARACTERISTICS

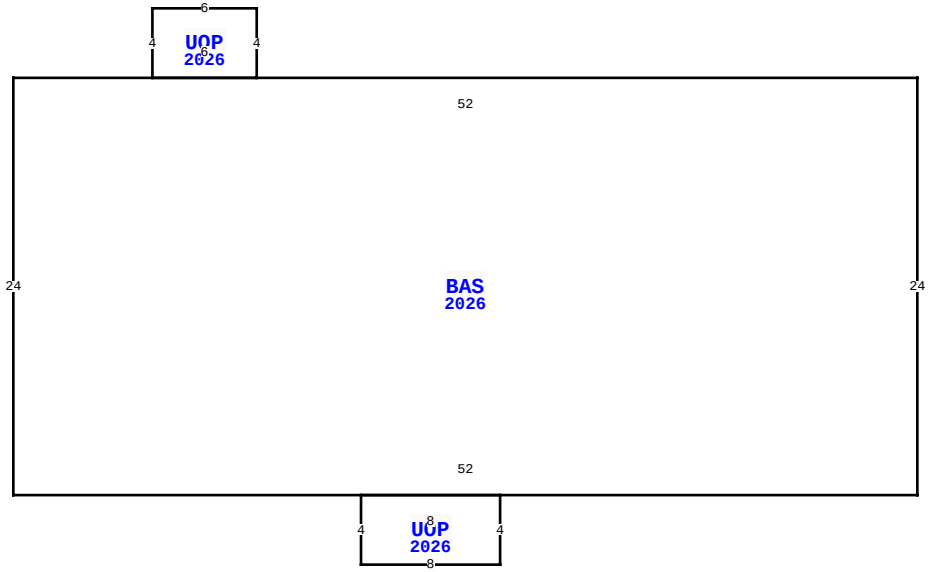
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	1,248	100	2026	1,248	34,684
UOP	24	25	2026	6	167
UOP	32	25	2026	8	222
TOTALS	1,304			1,262	35,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,262	115.8000	69.48	87,684	1984	1984	0	0	0	60.00	40.00

13 MOBILE HME 0% - 2026 Heated Area: 1248 HX Base Yr



211 SE PATIO GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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 5 of 5 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,947
TOTAL MARKET OB/XF VALUE	50,700
TOTAL LAND VALUE - MARKET	37,700
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ASSESSED VALUE	219,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,347
TOTAL JUST VALUE	219,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,051

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	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=[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 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 02/09/2026 BY mark Total Acres: 1.30 Total Land Value: 37,700 Market: 0 Agricultural: 0 Common: 37,700 PRINTED 11/16/2026 BY SYS