

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				
2802	MH PARK				
	MKT AREA		02		
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	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>																							
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/14/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/14/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/14/2026																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 5
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		131,651	
TOTAL MARKET OB/XF VALUE		50,700	
TOTAL LAND VALUE - MARKET		37,700	
TOTAL MARKET VALUE		220,051	
SOH/AGL Deduction		0	
ASSESSED VALUE		220,051	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		220,051	
TOTAL JUST VALUE		220,051	
NCON VALUE		35,374	
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						

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
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	

TOTAL OB/XF												50,700			
211 SE PATIO GLN, LAKE CITY															

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W42 S24 E42 N24\$.											

LAND DESCRIPTION												TOTAL OB/XF												50,700			
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	29,000.00	29,000.00	37,700										

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 11,155

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	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									

COLUMBIA COUNTY PROPERTY				PAGE 2 of 5	2	
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Tax Group: 2				Tax Dist:		
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TOTAL LAND VALUE - MARKET				37,700		
TOTAL MARKET VALUE				220,051		
SOH/AGL Deduction				0		
ASSESSED VALUE				220,051		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				220,051		
TOTAL JUST VALUE				220,051		
NCON VALUE				35,374		
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	I	I	01	175,000
GRANTOR: HILLS PLACE FARMS LLC						
GRANTEE: LAKE CITY PARK, LL						
1415/0724	6/30/2020	WD U	I	I	37	92,000
GRANTOR: TERRACE HILLS LLC						
GRANTEE: HILLS PLACE FARMS L						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S12 E56 N12\$.						

EXTRA FEATURES												TOTAL OB/XF											
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						
0																							

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

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 10,698

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		26,746	1972	1972	0	0	60.00	40.00
				Heated Area: 672			HX Base Yr				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>											
				TOTALS	672		672			10,698	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 5
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BASE TAXABLE VALUE	220,051		
TOTAL JUST VALUE	220,051		
NCON VALUE	35,374		
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

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1415/0724	6/30/2020	WD U	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

TOTAL OB/XF											
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= W56 S12 E56 N12\$.											

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

