

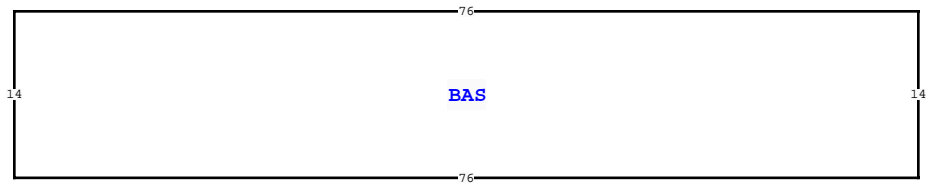
COMM SE COR OF SW1/4 OF SW1/4, R
 FT, N 12.50 FT TO N R/W OF WILLI
 POB, CONT W 37.88 FT, N 676.03 F

RANGE ROAD MOBILE HOME PARK LLC
 10663 89TH RD
 LIVE OAK, FL 32060

2026

27-3S-17-05586-004


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	27317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	
TOTALS	1,064		1,064 29,086

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2022		72,714	1996	1996	0	0	60.00	40.00	Heated Area: 1064 HX Base Yr	
													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/29/2025 MLU													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				47,386	
TOTAL MARKET OB/XF VALUE				11,200	
TOTAL LAND VALUE - MARKET				11,430	
TOTAL MARKET VALUE				70,016	
SOH/AGL Deduction				8,643	
ASSESSED VALUE				61,373	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				61,373	
TOTAL JUST VALUE				70,016	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				70,016	
SALE:3:1: HEIR PROPERTY					
SALE:2:1: DO NOT KNOW REASON FOR \$500 SALE					
PRMT:2:1: LADD MH					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
11453	M H	125	07/03/1996		
10935	M H	125	03/25/1996		

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1431/322	2/19/2021	WD	U	I	11	100	
GRANTOR: MCEWEN LYLE CRAIG							
GRANTEE: RANGE ROAD MOBILE H							
1330/1649	2/07/2017	WD	Q	I	01	190,000	
GRANTOR: LYNN REED							
GRANTEE: LYLE CRAIG & JULIE							

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	0030	BARN,MT	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
2	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

TOTAL OB/XF														11,200			
146 NE PEPPERMINT CT, LAKE CITY																	

BUILDING NOTES																	

BUILDING DIMENSIONS																	
BAS= W76 S14 E76 N14\$.																	

LAND DESCRIPTION														TOTAL OB/XF				11,200						
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		00	0.00	0.00	1.27	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,430							

