

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 30,541

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																					
				Heated Area: 1064			HX Base Yr																	
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">14</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/29/2025</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/29/2025	MLU
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				49,753		
TOTAL MARKET OB/XF VALUE				11,200		
TOTAL LAND VALUE - MARKET				11,430		
TOTAL MARKET VALUE				72,383		
SOH/AGL Deduction				11,010		
ASSESSED VALUE				61,373		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				61,373		
TOTAL JUST VALUE				72,383		
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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S14 E76 N14\$.						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015

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				
1	0200	C	MBL HM	0		00	0.00	0.00	1.27	AC		1.00				

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							

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							

