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

2027

27-3S-17-05586-004

BUILDING CHARACTERISTICS

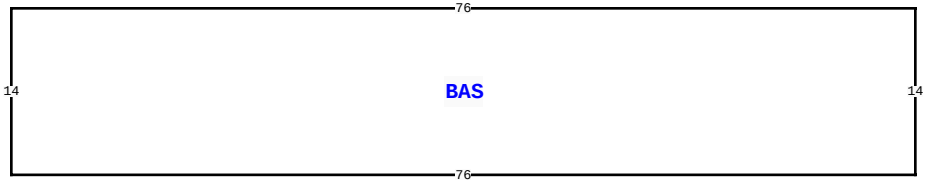
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	29,086
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
0800	02	1,064	113.9000	68.34	72,714	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 1064 HX Base Yr



146 NE PEPPERMINT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

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	2,506
ASSESSED VALUE	67,510
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,510
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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	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							

REVIEW DATE 12/19/2017 BY CP Total Acres: 1.27 Total Land Value: 11,430 Market: 0 Agricultural: 0 Common: 11,430 PRINTED 11/17/2026 BY SYS

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
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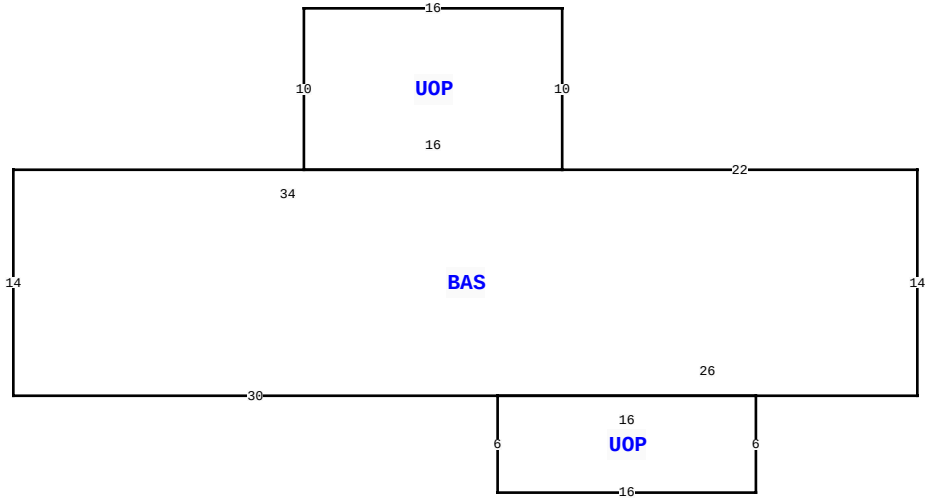
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	16,919
UOP	96	25		24	518
UOP	160	25		40	863
TOTALS	1,040			848	18,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	848	89.9100	53.95	45,750	1990	1990	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 784 HX Base Yr



146 NE PEPPERMINT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 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 2 of 2 3

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1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN REED						
GRANTEE: LYLE CRAIG & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N10 W16 S10 E16$ W34 S14 E30 UOP= S6 E16 N6 W16$ E26 N14$.

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 12/19/2017 BY CP Total Acres: 1.27 Total Land Value: 11,430 Market: 0 Agricultural: 0 Common: 11,430 PRINTED 11/17/2026 BY SYS