

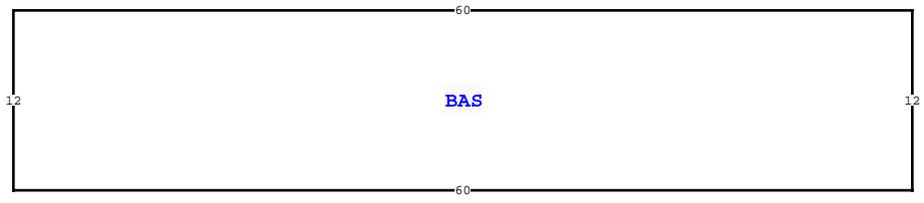
BEG 298.71 FT N OF SE COR OF SW1
 RUN W 190 FT, N 315 FT, E 208.71
 FT TO POB. ALSO DESC AS: BEGIN A

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

2026

27-3S-17-05587-005


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 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		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	2801RV/MH PARK SMALL		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	27317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
TOTALS	720		15,100

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	720	83.2150	52.43	37,750	1971	1971	0	0	60.00	40.00													
1 MOBILE HME 0% - 2022 Heated Area: 720 HX Base Yr																								
																								
<table border="1"> <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			
VALUATION SUMMARY			PAGE 1 of 8
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		214,237	
TOTAL MARKET OB/XF VALUE		36,500	
TOTAL LAND VALUE - MARKET		13,050	
TOTAL MARKET VALUE		263,787	
SOH/AGL Deduction		0	
ASSESSED VALUE		263,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		263,787	
TOTAL JUST VALUE		263,787	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,345	
XFOB:6:1: GLNB ID#5G202R1S0254			
XFOB:5:1: ID#LG6909-VINT MH			
XFOB:4:1: PARX ID#6012M7614			
BLDG:4:1: LOT 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
26855	M H	325	03/17/2008
25829	M H	275	05/22/2007

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 M 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
1	0259	MHP HOOKUP	0	0	0	0	8.00	UT	4,300.00	4,300.00	100	0
2	0166	CONC, PAVMT	0	0	10	10	1.00	UT	0.00	0.00	100	1993
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007
4	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012

TOTAL OB/XF												
36,500												
204 NE RANGE RD, LAKE CITY												

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S12 E60 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	
1	2810	C	MH PARK	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000								
2	0200	C	MBL HM	0		00	0.00	0.00	0.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	4,050								

