LOT 3 BLOCK B RANCHETTES S/D UNR
OF NE1/4 OF NE1/4. EX N 25 FT FO

4B LAND & PROPERTIES LLC
2134 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2027

28-3S-16-02349-000

BUILDING CHARACTERISTICS

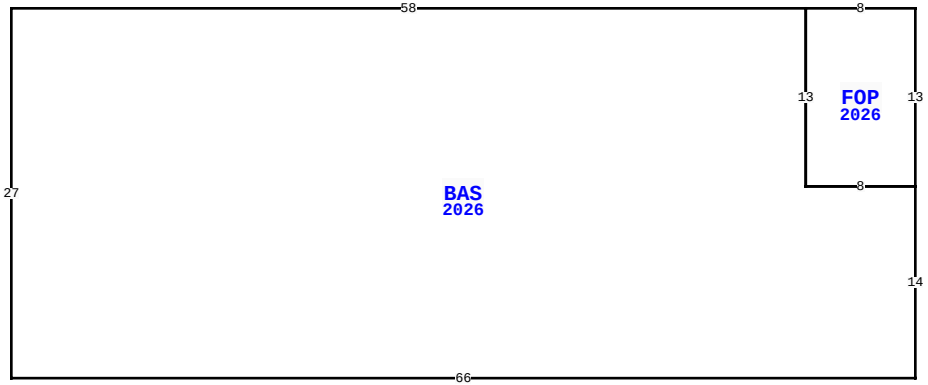
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	2026	1,678	16,803
FOP	104	35	2026	36	361
TOTALS	1,782			1,714	17,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,714	83.4480	50.07	85,820	1995	1995	0	0	20	60.00	20.00

3 MOBILE HME 0% - 2026 Heated Area: 1678 HX Base Yr



156 NW LAZY ACRE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,255
TOTAL MARKET OB/XF VALUE	19,995
TOTAL LAND VALUE - MARKET	38,250
TOTAL MARKET VALUE	165,500
SOH/AGL Deduction	0
ASSESSED VALUE	165,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,500
TOTAL JUST VALUE	165,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,842

SALE:5:1: VACANT LAND
SALE:4:1: DEEDED BACK TO SELLER
SALE:3:1: 5 ACRES VACANT LAND
SALE:2:1: TWO REAL ESTATE DEALERS-NOT SURE IF QUAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056838	Roof Replacement	10,000	10/23/2026
000053809	Mobile Home		08/11/2025
000053642	Right-of-Way Acce		07/23/2025
11298	M H	125	06/19/1996
9284	M H	125	01/25/1995
7911	M H	100	12/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2759	3/17/2025	WD	Q	I	03	122,000
GRANTOR: MUNDEN MARCI						
GRANTEE: 4B LAND & PROPERTIE						
1445/2795	8/26/2021	LE	U	I	14	100
GRANTOR: SPECTOR LARYMA (ENH L						
GRANTEE: MUNDEN MARCI (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-10] W58 S27 E66 N14 W8 N13 $
FOP=[YR=2026;ORIG=10,-10] E8 S13 W8 N13 $
.

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	0294	SHED WOOD/	0	0	16	12	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,995	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
9	0261	PRCH, UOP	0	0	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
10	0261	PRCH, UOP	0	0	0	0	1.00	UT	900.00	900.00	100	2026	2025		100	900	

LAND DESCRIPTION

TOTAL OB/XF 19,995

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		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	30,600							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650							

REVIEW DATE 09/30/2025 BY randall Total Acres: 5.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 11/17/2026 BY SYS

LOT 3 BLOCK B RANCHETTES S/D UNR
OF NE1/4 OF NE1/4. EX N 25 FT FO

4B LAND & PROPERTIES LLC
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2027

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BUILDING CHARACTERISTICS

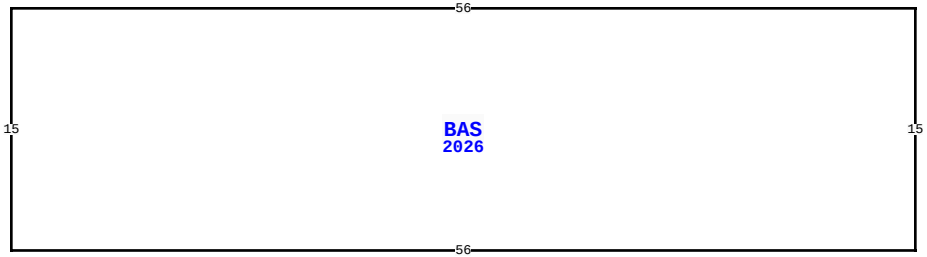
ELEMENT	CD	CONSTRUCTION
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Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	28316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2026	840	90,091
TOTALS	840			840	90,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	840	114.0000	109.44	91,930	2025	2025	0	0	0	2.00	98.00

4 MANUF 2 0% - 2026 Heated Area: 840 HX Base Yr



156 NW LAZY ACRE CT, LAKE CITY

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EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

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BASE TAXABLE VALUE	165,500
TOTAL JUST VALUE	165,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,842

PRMT:1:1: 14X50 1992

XFOB:1:1: VEGA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2759	3/17/2025	WD	Q	I	03	122,000

GRANTOR: MUNDEN MARCI

GRANTEE: 4B LAND & PROPERTIE

1445/2795	8/26/2021	LE	U	I	14	100

GRANTOR: SPECTOR LARYMA (ENH L

GRANTEE: MUNDEN MARCI (RMDR)

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,12] E56 S15 W56 N15 $

.

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 09/30/2025 BY randall Total Acres: 5.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 11/17/2026 BY SYS