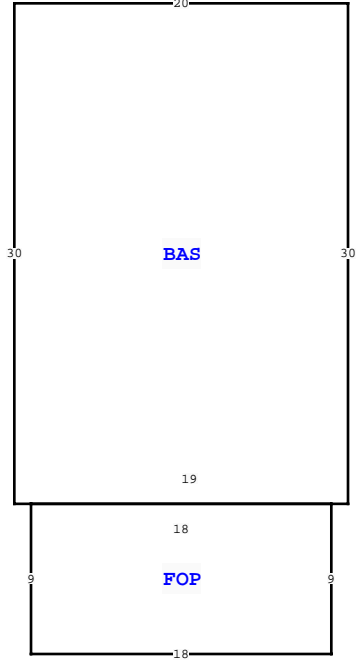




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04		SINGLE SID	100	
Roof Structur	04		WOOD TRUSS	100	
Roof Cover	14		PREFIN MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	09		PINE WOOD	100	
Ceiling	02		F.NOT SUS	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Fixtures			2	100	
Frame	02		WOOD FRAME	100	
Story Height			8	100	
RMS			2	100	
Stories	1.		1. 100		
Units			0	100	
Quality		03	03		
DOR CODE	5028 IMP AG/MH/PARKING				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	28316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	18,033
FOP	162	30		49	1,473
TOTALS	762			649	19,506

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 0		39,011	1960	1960	0	0	50.00	50.00	Heated Area: 600 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	19,506	
TOTAL MARKET OB/XF VALUE	257,672	
TOTAL LAND VALUE - MARKET	270,000	
TOTAL MARKET VALUE	444,880	
SOH/AGL Deduction	0	
ASSESSED VALUE	444,880	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	444,880	
TOTAL JUST VALUE	547,178	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	547,178	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054840	Mobile Home		01/16/2026
000052475	Roof Replacement	16,750	03/03/2025
000052056	Roof Replacement	8,100	01/14/2025
000051846	Roof Replacement	16,750	12/16/2024
000051847	Roof Replacement	12,000	12/16/2024
000051541	Roof Replacement	12,825	11/18/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/0049	12/30/2005	WD	Q	I	01	135,100
GRANTOR: MARK AND PATTI GOODS						
GRANTEE: FIVE ASH FOREST LLC						
1004/0584	1/07/2004	WD	Q	I		324,000
GRANTOR: NEWTON D FIVEASH						
GRANTEE: MARK S & PATTI GOOD						

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	0259	MHP HOOKUP	0	0	0	0	51.00	UT	4,300.00	4,300.00	70	2007	2007	3	70	153,510	
2	0260	PAVEMENT-A	0	0	800	30	24,000.00	UT	1.85	1.85	70	2007	2007	3	70	31,080	
3	0260	PAVEMENT-A	0	0	160	2	4,320.00	UT	1.85	1.85	70	2007	2007	3	70	5,594	
4	0260	PAVEMENT-A	0	0	500	4	38,000.00	UT	1.85	1.85	55	2007	2007	3	55	38,665	
5	0040	BARN, POLE	0	0	27	39	1,053.00	UT	3.00	3.00	100	2007	2007	3	100	3,159	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0166	CONC, PAVMT	0	0	20	54	1,080.00	UT	2.00	2.00	100	2021	2020		100	2,160	
9	0210	GARAGE U	0	0	24	22	1.00	UT	8,384.00	8,384.00	100	2021	2020		100	8,384	
10	0166	CONC, PAVMT	0	0	24	15	1.00	UT	720.00	720.00	100	2021	2020		100	720	

TOTAL OB/XF														245,272	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE									04/09/2025	MLU

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W20 S30 E1 FOP= S9 E18 N9 W18 E19 N30 S.									

LAND DESCRIPTION										TOTAL OB/XF										245,272									
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		RMH-P	0.00	0.00	21.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	161,250												
2	5500	A	TIMBER 2	0		00	0.00	0.00	14.50	AC		1.00	1.00	1.00	445.00	445.00	6,452												
3	9910	M	MKT. VAL. AG	0			0.00	0.00	14.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	108,750												

COMM AT NW COR OF MAGNOLIA HILLS
 FT, E 700 FT, N 200 FT, E 562.46
 FT, W 1278.04 FT TO POB.

FIVE ASH FOREST LLC
 337 SW TOMPKINS ST
 LAKE CITY, FL 32024

2026

28-3S-16-02376-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 19,506 TOTAL MARKET OB/XF VALUE 257,672 TOTAL LAND VALUE - MARKET 270,000 TOTAL MARKET VALUE 444,880 SOH/AGL Deduction 0 ASSESSED VALUE 444,880 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 444,880 TOTAL JUST VALUE 547,178 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 547,178											
DOR CODE		5028 IMP AG/MH/PARKING																		PERMIT NUM DESCRIPTION AMT ISSUED 000050903 Mobile Home 09/25/2024 000048907 Mobile Home 12/22/2023 000048908 Mobile Home 12/22/2023 000048444 Mobile Home 10/18/2023 000048355 Mobile Home 10/06/2023 000048268 Mobile Home 09/26/2023											
MAP NUM		28316.00 1.00/																		SALES DATA OFF RECORD DATE TYPE Q V RSN SALE Number INST U I CD PRICE 1070/0049 12/30/2005 WD Q I 01 135,100 GRANTOR: MARK AND PATTI GOODSO GRANTEE: FIVE ASH FOREST LLC 1004/0584 1/07/2004 WD Q I 324,000 GRANTOR: NEWTON D FIVEASH GRANTEE: MARK S & PATTI GOOD											
NEIGHBORHOOD/LOC		28316.00 1.00/																		BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																				BLD DATE LGL DATE XF DATE LAND DATE 04/09/2025 MLU INC DATE AG DATE											
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															
11	0169	FENCE/WOOD	0	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000																
12	0166	CONC,PAVMT	0	0	0	1.00	UT	2,400.00	2,400.00	100	2024	2023		100	2,400																
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
																				TOTAL OB/XF 12,400											
REVIEW DATE 03/20/2026 BY robin Total Acres: 36.00 Total Land Value: 167,702 Market: 108,750 Agricultural: 6,452 Common: 161,250 PRINTED 06/22/2026 BY SYS																															