COMM INTERS OF S LINE OF N1/2 OF
& E R/W LINE US-41, RUN NW ALONG
FOR POB, CONT NW ALONG RD 146.70

LAKE CITY EARTH, LLC
830-13 A1A NORTH, BOX 124
PONTE VEDRA BEACH, FL 32082

2026

28-4S-17-08830-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

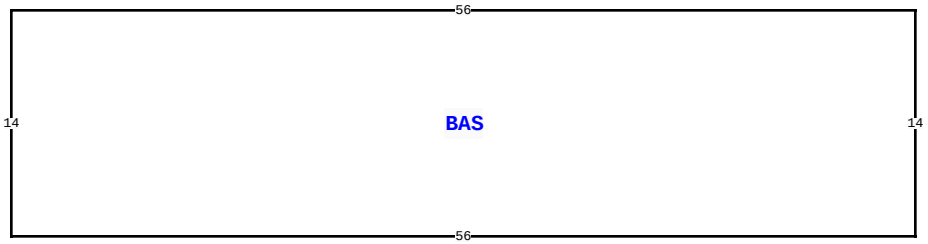
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,726
TOTALS	784			784	20,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	104.9000	66.09	51,815	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr



143 SE JOY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	61,980
TOTAL MARKET OB/XF VALUE	19,300
TOTAL LAND VALUE - MARKET	23,400
TOTAL MARKET VALUE	104,680
SOH/AGL Deduction	0
ASSESSED VALUE	104,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,680
TOTAL JUST VALUE	104,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1012	7/14/2025	QC	U	I	11	100
GRANTOR: LIVE OAK EARTH LLC						
GRANTEE: LAKE CITY EARTH, LL						
1526/2040	10/31/2024	WD	Q	I	01	150,000
GRANTOR: VANN AND WATSON PROPE						
GRANTEE: LIVE OAK EARTH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0259	MHP HOOKUP	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 19,300

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		A-1	0.00	0.00	1.04	AC		1.00	1.00	1.25	18,000.00	22,500.00	23,400							

REVIEW DATE 12/30/2024 BY TP Total Acres: 1.04 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 05/08/2026 BY SYS

COMM INTERS OF S LINE OF N1/2 OF
& E R/W LINE US-41, RUN NW ALONG
FOR POB, CONT NW ALONG RD 146.70

LAKE CITY EARTH, LLC
830-13 A1A NORTH, BOX 124
PONTE VEDRA BEACH, FL 32082

2026

28-4S-17-08830-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

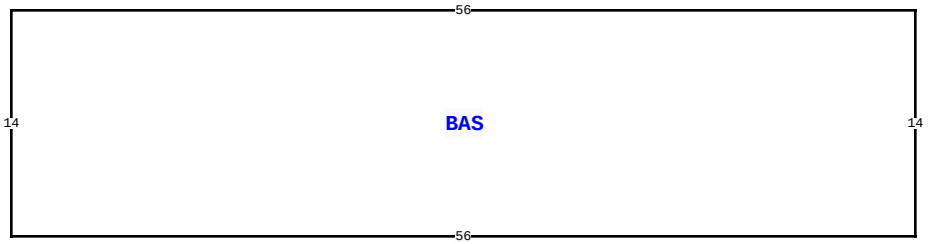
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,726
TOTALS	784			784	20,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	104.9000	66.09	51,815	1985	1983	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr



143 SE JOY GLN, LAKE CITY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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ASSESSED VALUE	104,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,680
TOTAL JUST VALUE	104,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/1012	7/14/2025	QC	U	I	11	100
GRANTOR: LIVE OAK EARTH LLC						
GRANTEE: LAKE CITY EARTH, LL						
1526/2040	10/31/2024	WD	Q	I	01	150,000
GRANTOR: VANN AND WATSON PROPE						
GRANTEE: LIVE OAK EARTH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/30/2024 BY TP Total Acres: 1.04 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 05/08/2026 BY SYS

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2026

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COLUMBIA COUNTY PROPERTY

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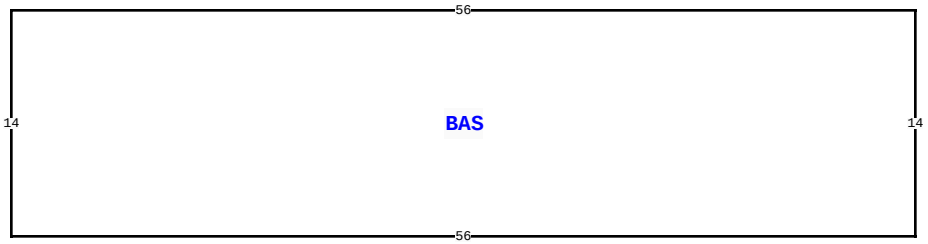
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	20,528
TOTALS	784			784	20,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	103.9000	65.46	51,321	1983	1983	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr



143 SE JOY GLN, LAKE CITY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,680
TOTAL JUST VALUE	104,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	96,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: LAKE CITY EARTH, LL						
1526/2040	10/31/2024	WD	Q	I	01	150,000
GRANTOR: VANN AND WATSON PROPE						
GRANTEE: LIVE OAK EARTH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/30/2024 BY TP Total Acres: 1.04 Total Land Value: 23,400 Market: 0 Agricultural: 0 Common: 23,400 PRINTED 05/08/2026 BY SYS