

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

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	19,738
TOTALS	784			784	19,738

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	0%	- 2026		49,345	1985	1985	0	0	60.00	40.00
				Heated Area: 784			HX Base Yr				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		59,026	
TOTAL MARKET OB/XF VALUE		19,300	
TOTAL LAND VALUE - MARKET		23,400	
TOTAL MARKET VALUE		101,726	
SOH/AGL Deduction		0	
ASSESSED VALUE		101,726	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		101,726	
TOTAL JUST VALUE		101,726	
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						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
143 SE JOY GLN, LAKE CITY					05/08/2026	MLU	

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	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	
TOTAL OB/XF 19,300																	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S14 E56 N14\$.	

LAND DESCRIPTION		TOTAL OB/XF 19,300																						
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	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							

LAND DESCRIPTION		TOTAL OB/XF 19,300																						
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



