

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

EVANS SHIRLEY/EVANS GARY F
6322 GOMEZ ROAD
ST AUGUSTINE, FL 32084

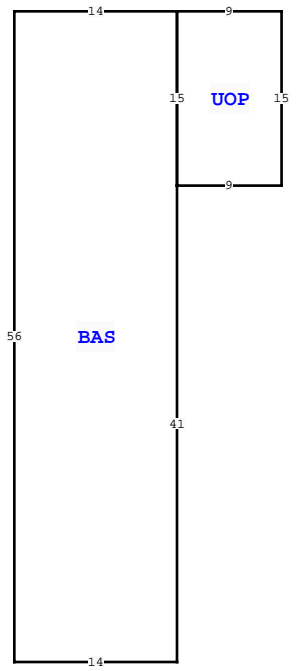
2026

30-3S-16-02410-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 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	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
UOP	135	25	
TOTALS	919		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	818	92.3950	55.44	45,350	1964	1964	0	0	60.00	40.00
2 MOBILE HME 0% - 2024 Heated Area: 784 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 22
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		398,448	
TOTAL MARKET OB/XF VALUE		83,485	
TOTAL LAND VALUE - MARKET		41,280	
TOTAL MARKET VALUE		523,213	
SOH/AGL Deduction		0	
ASSESSED VALUE		523,213	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		523,213	
TOTAL JUST VALUE		523,213	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		513,294	
BLDG:8:1: LOT 9			
BLDG:7:1: LOT 8			
BLDG:6:1: LOT 6			
BLDG:5:1: LOT 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053117	Electrical Servic		05/15/2025
29681	REMODEL	0	09/14/2011
11682	PUMP/UTPOL	30	09/23/1996
8355	M H	125	05/09/1994
7706	M H	60	10/19/1993
7001	M H	60	04/05/1993
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1487/1537	3/30/2023	WD U	I 11
GRANTOR: EVANS SHIRLEY			
GRANTEE: EVANS SHIRLEY			
1478/2274	11/04/2022	LE U	I 14
GRANTOR: EVANS SHIRLEY			
GRANTEE: EVANS PAM			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W14 S56 E14 N41 UOP= E9 N15 W9 S15\$ N15\$.			

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	360	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0294	SHED WOOD/	0	0	8	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0294	SHED WOOD/	0	0	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0294	SHED WOOD/	0	0	8	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0294	SHED WOOD/	0	0	20	62	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
7	0166	CONC,PAVMT	0	0	15	30	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
8	9915	RV SITE	0	0	0	0	3.00	UT	3,000.00	3,000.00	100	1993	1993	3	100	9,000	
9	0259	MHP HOOKUP	0	0	0	0	21.00	UT	4,300.00	4,300.00	75	1993	1993	3	75	67,725	
TOTALS															818	18,140	

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	0210	C	TRLR PARK	0		A-1	0.00	0.00	3.44	AC		1.00	1.00	1.00	12,000.00	12,000.00	41,280							

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

EVANS SHIRLEY/EVANS GARY F
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ST AUGUSTINE, FL 32084

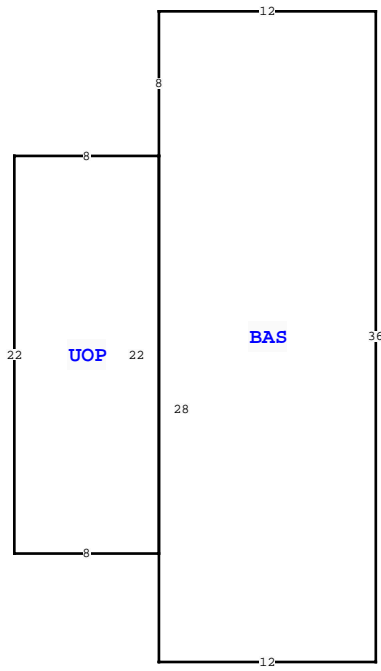
2026

30-3S-16-02410-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
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	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	432	100	
UOP	176	25	
TOTALS	608		476 9,099

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	476	79.6450	47.79	22,748	1969	1969	0	0	60.00	40.00	
4 MOBILE HME 0% - 2024 Heated Area: 432 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 22
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			398,448
TOTAL MARKET OB/XF VALUE			83,485
TOTAL LAND VALUE - MARKET			41,280
TOTAL MARKET VALUE			523,213
SOH/AGL Deduction			0
ASSESSED VALUE			523,213
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			523,213
TOTAL JUST VALUE			523,213
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			513,294
BLDG:10:1: LOT 12			
BLDG:9:1: LOT 11 RP491852 - CONE			
BLDG:11:1: LOT 20 RP491844 - WEST			
BLDG:1:1: LOT 1 1994-SKYL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
						04/21/2026	MLU					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 S8 UOP= W8 S22 E8 N22\$ S28 E12 N36\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

EVANS SHIRLEY/EVANS GARY F
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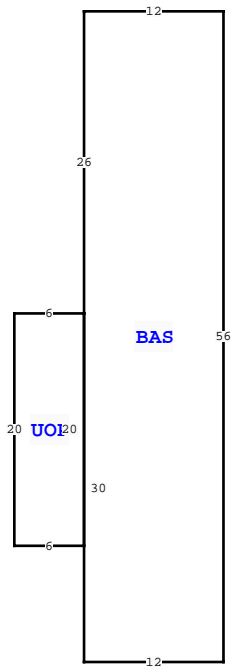
2026

30-3S-16-02410-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
01	FLAT 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	2	100		
	Bathrooms	1	100		
	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
02	02				
DOR CODE		2801 RV/MH PARK SMALL			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC		30316.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,832
UOP	120	25		30	618
TOTALS		792		702	14,450

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	702	85.7650	51.46	36,125	1979	1979	0	0	60.00	40.00
6 MOBILE HME			0% - 2024	Heated Area: 672			HX Base Yr				



109 SW EVENING LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

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
TOTAL OB/XF 0																

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 22
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		398,448	
TOTAL MARKET OB/XF VALUE		83,485	
TOTAL LAND VALUE - MARKET		41,280	
TOTAL MARKET VALUE		523,213	
SOH/AGL Deduction		0	
ASSESSED VALUE		523,213	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		523,213	
TOTAL JUST VALUE		523,213	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		513,294	
SALE:2:1: MOBILE HOME PARK - PERSONAL PROPERTY INV			
PRMT:2:1: 14X45 1985			
XFOB:19:1: LIBE ID#02L14712 ON DEED & RP'D			
XFOB:18:1: CNCR ID#042884648 ON DEED & RP'D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 S26 UOP= W6 S20 E6 N20 \$ S30 E12 N56\$.

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

EVANS SHIRLEY/EVANS GARY F
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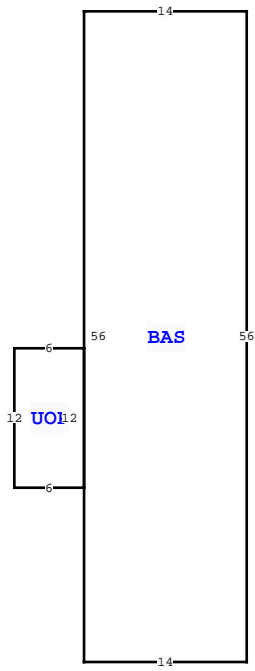
2026

30-3S-16-02410-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
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	03	03	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
UOP	72	25	
TOTALS	856		802 17,458

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8	MOBILE HME	0%	- 2024								
				Heated Area: 784							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 22
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			398,448
TOTAL MARKET OB/XF VALUE			83,485
TOTAL LAND VALUE - MARKET			41,280
TOTAL MARKET VALUE			523,213
SOH/AGL Deduction			0
ASSESSED VALUE			523,213
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			523,213
TOTAL JUST VALUE			523,213
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			513,294
XFOB:13:1: NEWN ID#328229 ON DEED & RP'D			
XFOB:12:1: FLIN ID#2617 ON DEED & RP'D			
XFOB:11:1: ALLA ID#FH0068 ON DEED & RP'D			
XFOB:10:1: ID#65X123039SML16 - LENO MH ON DEED & R			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=2,4] W14 S56 E14 N56 \$	
UOP=[ORIG=-12,33] W6 S12 E6 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

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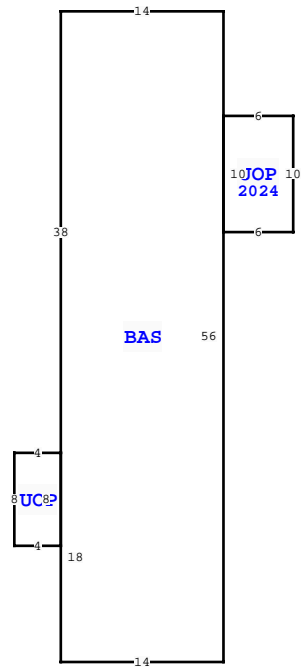
2026

30-3S-16-02410-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	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	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
UC	32	25	
UC	60	25	2024
TOTALS	876		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
12	MOBILE HME	0%	- 2024		46,055	1974	1974	0	0	60.00	40.00	Heated Area: 784 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 9 of 22	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			398,448
TOTAL MARKET OB/XF VALUE			83,485
TOTAL LAND VALUE - MARKET			41,280
TOTAL MARKET VALUE			523,213
SOH/AGL Deduction			0
ASSESSED VALUE			523,213
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			523,213
TOTAL JUST VALUE			523,213
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			513,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						

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

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W14 S38 S18 E14 N56 \$													
UC=[ORIG=-14,38] W4 S8 E4 N8 \$													
UC=[YR=2024;ORIG=0,9] S10 E6 N10 W6 \$													

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

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

EVANS SHIRLEY/EVANS GARY F
6322 GOMEZ ROAD
ST AUGUSTINE, FL 32084

2026

30-3S-16-02410-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	08	WD OR PLY	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	70		
Interior Floor	08	SHT VINYL	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		0	100		
RMS		0	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	2801 RV/MH PARK SMALL				
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	30316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	632	100		632	30,015
BAS	674	100		674	32,010
UOP	40	20		8	380
UOP	176	20		35	1,662
TOTALS	1,522			1,349	64,066

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,349	97.0515	84.43	113,896	1990	1990	0	0	43.75	56.25

14 DUPLEX 0% - 2024 Heated Area: 1306 HX Base Yr

109 SW EVENING LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 11 of 22	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		398,448	
TOTAL MARKET OB/XF VALUE		83,485	
TOTAL LAND VALUE - MARKET		41,280	
TOTAL MARKET VALUE		523,213	
SOH/AGL Deduction		0	
ASSESSED VALUE		523,213	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		523,213	
TOTAL JUST VALUE		523,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		513,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W21 S28 UOP= S4 E10 N4 W10\$ E10 S4 E11 N32\$ BAS= S32E22 UOP= E8 N22 W8 S22\$ N22 U10 L6 W16\$.

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

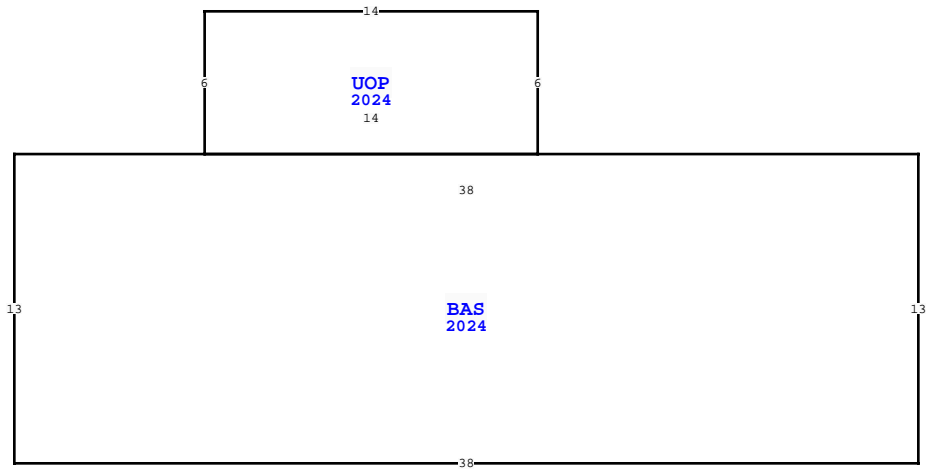
EVANS SHIRLEY/EVANS GARY F
6322 GOMEZ ROAD
ST AUGUSTINE, FL 32084

2026

30-3S-16-02410-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	494	100	2024
UOP	84	25	2024
TOTALS	578		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
16	MOBILE HME	0%	- 2024									Heated Area: 494 HX Base Yr	



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/21/2026	MLU

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
109 SW EVENING LOOP, LAKE CITY																

TOTAL OB/XF																
0																

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

COLUMBIA COUNTY PROPERTY				PAGE 13 of 22	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				398,448	
TOTAL MARKET OB/XF VALUE				83,485	
TOTAL LAND VALUE - MARKET				41,280	
TOTAL MARKET VALUE				523,213	
SOH/AGL Deduction				0	
ASSESSED VALUE				523,213	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				523,213	
TOTAL JUST VALUE				523,213	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				513,294	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2024;ORIG=10,10] S13 E38 N13 W38 \$																
UOP=[YR=2024;ORIG=18,4] S6 E14 N6 W14 \$																

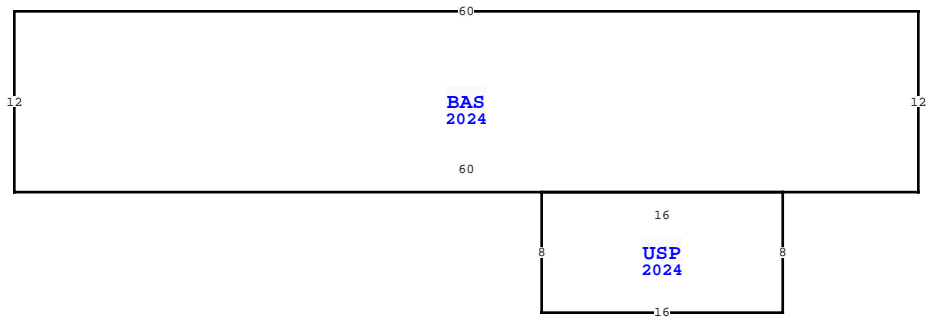
BEG INTERS E LINE OF SE1/4 OF SE
 US-90, W 300 FT, S 500 FT, E 30
 TO POB. (SUNSET LANDING MH PARK)

EVANS SHIRLEY/EVANS GARY F
 6322 GOMEZ ROAD
 ST AUGUSTINE, FL 32084

2026

30-3S-16-02410-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	2024
USP	128	35	2024
TOTALS	848		
		765	17,292

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20	MOBILE HME	0%	- 2024								
Heated Area: 720						HX Base Yr					
											

109 SW EVENING LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY				PAGE 17 of 22	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				398,448		
TOTAL MARKET OB/XF VALUE				83,485		
TOTAL LAND VALUE - MARKET				41,280		
TOTAL MARKET VALUE				523,213		
SOH/AGL Deduction				0		
ASSESSED VALUE				523,213		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				523,213		
TOTAL JUST VALUE				523,213		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				513,294		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=10,0] S12 E60 N12 W60 \$						
USP=[YR=2024;ORIG=45,12] S8 E16 N8 W16 \$						

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

EVANS SHIRLEY/EVANS GARY F
6322 GOMEZ ROAD
ST AUGUSTINE, FL 32084

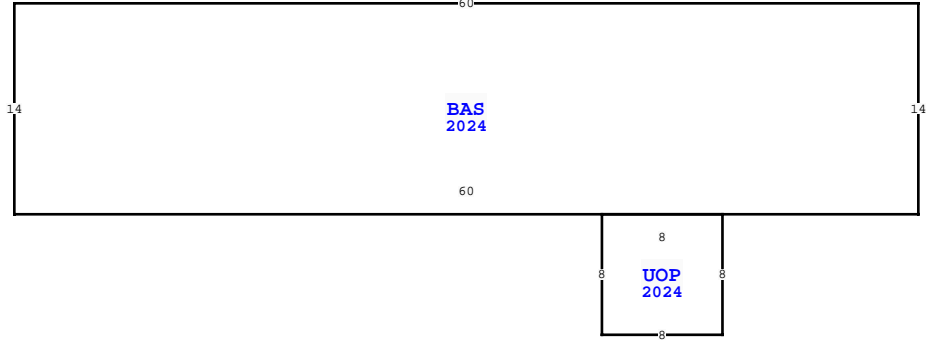
2026

30-3S-16-02410-000



ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	2024
UOP	64	25	2024
TOTALS	904		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
21	MOBILE HME	0%	- 2024								
				Heated Area: 840			HX Base Yr				



COLUMBIA COUNTY PROPERTY				PAGE 18 of 22	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				398,448		
TOTAL MARKET OB/XF VALUE				83,485		
TOTAL LAND VALUE - MARKET				41,280		
TOTAL MARKET VALUE				523,213		
SOH/AGL Deduction				0		
ASSESSED VALUE				523,213		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				523,213		
TOTAL JUST VALUE				523,213		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				513,294		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=10,10] S14 E60 N14 W60 \$						
UOP=[YR=2024;ORIG=49,24] S8 E8 N8 W8 \$						

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
109 SW EVENING LOOP, LAKE CITY																
												BLD DATE		LGL DATE		
												XF DATE		LAND DATE	04/21/2026	MLU
												INC DATE		AG DATE		
TOTALS 904 856 18,127 0																

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

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

EVANS SHIRLEY/EVANS GARY F
6322 GOMEZ ROAD
ST AUGUSTINE, FL 32084

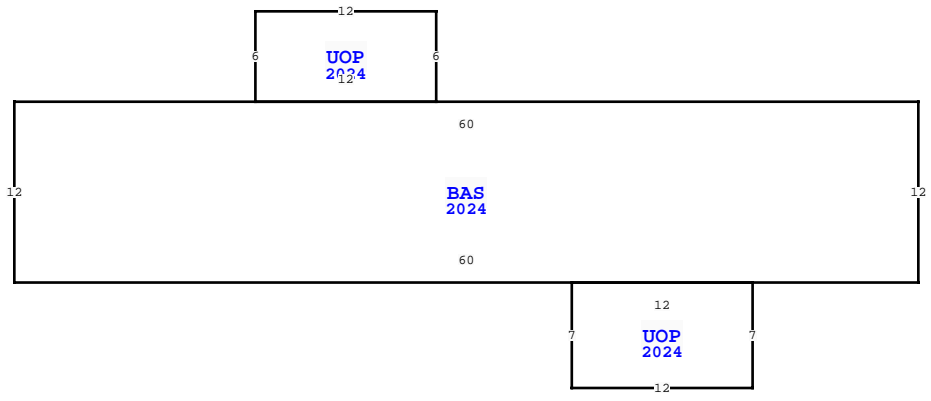
2026

30-3S-16-02410-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	2801RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	2024
UOP	72	25	2024
UOP	84	25	2024
TOTALS	876		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
22	MOBILE HME	0%	- 2024									
Heated Area: 720 HX Base Yr												



COLUMBIA COUNTY PROPERTY				PAGE 19 of 22	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				398,448		
TOTAL MARKET OB/XF VALUE				83,485		
TOTAL LAND VALUE - MARKET				41,280		
TOTAL MARKET VALUE				523,213		
SOH/AGL Deduction				0		
ASSESSED VALUE				523,213		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				523,213		
TOTAL JUST VALUE				523,213		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				513,294		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2024;ORIG=10,10] S12 E60 N12 W60 \$						
UOP=[YR=2024;ORIG=26,4] S6 E12 N6 W12 \$						
UOP=[YR=2024;ORIG=47,22] S7 E12 N7 W12 \$						

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	
109 SW EVENING LOOP, LAKE CITY																	
													BLD DATE		LGL DATE		
													XF DATE		LAND DATE	04/21/2026	MLU
													INC DATE		AG DATE		
TOTALS 0																	

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	

BEG INTERS E LINE OF SE1/4 OF SE US-90, W 300 FT, S 500 FT, E 30 TO POB. (SUNSET LANDING MH PARK)

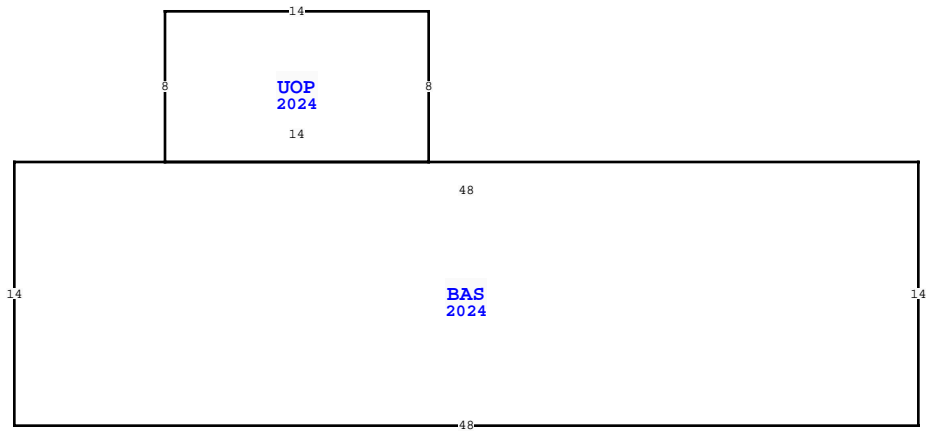
EVANS SHIRLEY/EVANS GARY F
6322 GOMEZ ROAD
ST AUGUSTINE, FL 32084

2026

30-3S-16-02410-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	2024
UOP	112	25	2024
TOTALS	784		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	700	88.2300	52.94	37,058	1987	1987	0	0	60.00	40.00		
25 MOBILE HME 0% - 2024 Heated Area: 672 HX Base Yr													



109 SW EVENING LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026
INC DATE		AG DATE	MLU

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	% COND

TOTAL OB/XF 0

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

COLUMBIA COUNTY PROPERTY PAGE 22 of 22 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		398,448
TOTAL MARKET OB/XF VALUE		83,485
TOTAL LAND VALUE - MARKET		41,280
TOTAL MARKET VALUE		523,213
SOH/AGL Deduction		0
ASSESSED VALUE		523,213
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		523,213
TOTAL JUST VALUE		523,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1537	3/30/2023	WD	U	I	11	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS SHIRLEY						
1478/2274	11/04/2022	LE	U	I	14	0
GRANTOR: EVANS SHIRLEY						
GRANTEE: EVANS PAM						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2024;ORIG=10,10] S14 E48 N14 W48 \$
 UOP=[YR=2024;ORIG=18,2] S8 E14 N8 W14 \$