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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

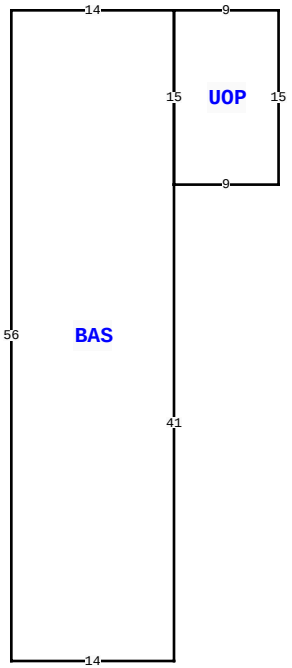
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,386
UOP	135	25		34	754
TOTALS	919			818	18,140

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	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 784 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 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	523,213

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 / 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= W14 S56 E14 N41 UOP= E9 N15 W9 S15$ N15$.

LAND DESCRIPTION

TOTAL OB/XF 83,485

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	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							

REVIEW DATE 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

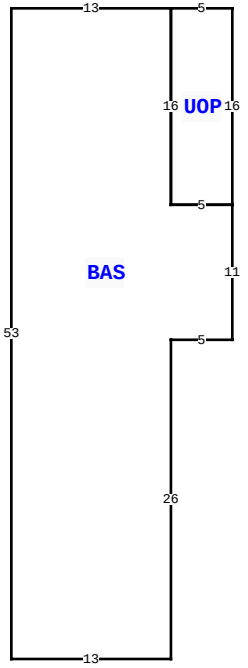
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	14,374
UOP	80	25		20	386
TOTALS	824			764	14,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	764	80.4950	48.30	36,901	1967	1967	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2024 Heated Area: 744 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 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	523,213

BLDG:4:1: LOT 4
BLDG:3:1: LOT 2
BLDG:2:1: LOT 1
BLDG:12:1: LOT 22

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= W13 S53 E13 N26 E5 N11 UOP= N16 W5 S16 E5$ W5 N16$.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

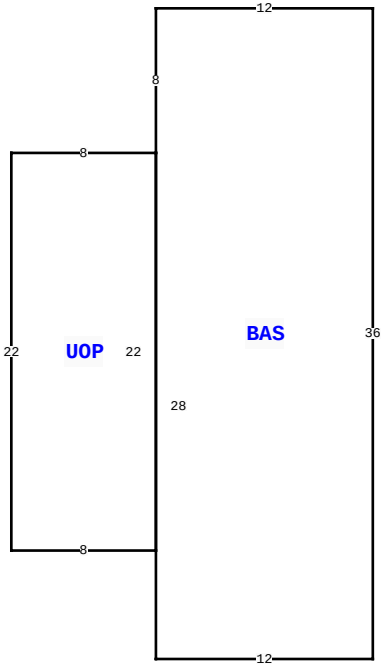
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	8,258
UOP	176	25		44	841
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	0	60.00	40.00

4 MOBILE HME 0% - 2024 Heated Area: 432 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 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	523,213

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

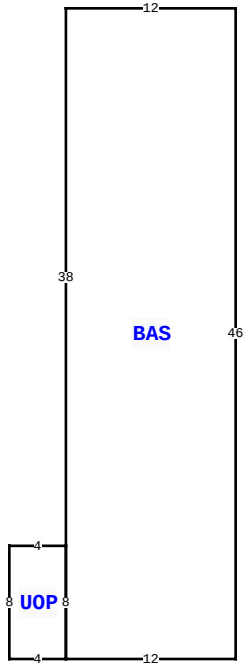
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	10,552
UOP	32	25		8	153
TOTALS	584			560	10,705

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	560	79.6450	47.79	26,762	1977	1977	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2024 Heated Area: 552 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 4 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	523,213

XFOB:24:1: LOT 6

XFOB:23:1: LOT 4

XFOB:21:1: BUCC #107326484697B ON DEED & RP'D

XFOB:20:1: LIBE ID#L02L10931 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 S38 UOP= W4 S8 E4 N8$ S8 E12 N46$.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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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2027

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BUILDING CHARACTERISTICS

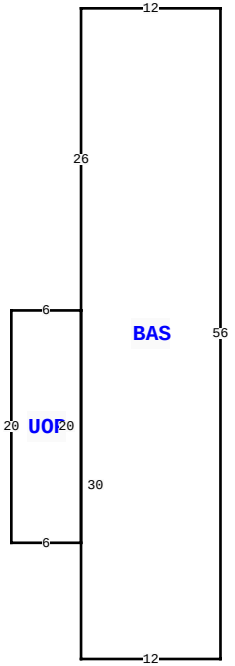
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
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	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	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 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 22 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	398,448
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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	523,213

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$.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

BEG INTERS E LINE OF SE1/4 OF SE
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TO POB. (SUNSET LANDING MH PARK)

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2027

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BUILDING CHARACTERISTICS

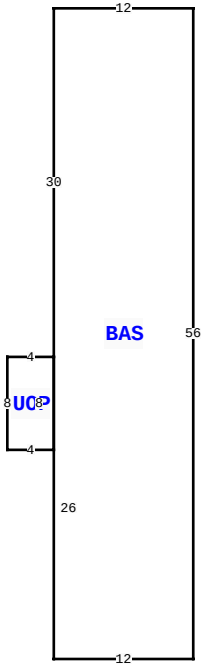
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Bedrooms		3 100
Bathrooms		1 100
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Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,943
UOP	32	25		8	166
TOTALS	704			680	14,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	680	86.4450	51.87	35,272	1972	1972	0	0	0	60.00	40.00

7 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 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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	523,213

XFOB:17:1: CHAR ID#60507412 ON DEED & RP'D
XFOB:16:1: VICE ID#G9EV5012F2N1840 ON DEED & RP'D
XFOB:15:1: GREG ID#83225 ON DEED & RP'D
XFOB:14:1: BELM ID#R5510F3H5269 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 S30 UOP= W4 S8 E4 N8$ S26 E12 N56$.

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

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

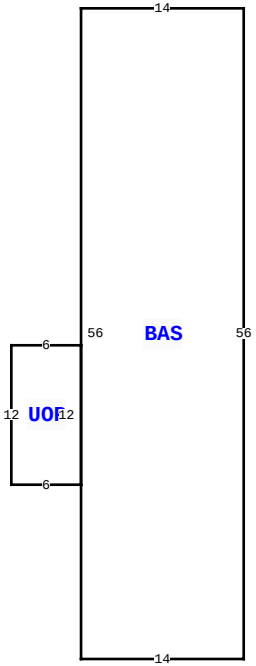
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,066
UOP	72	25		18	392
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
0800	02	802	90.6950	54.42	43,645	1974	1974	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2024 Heated Area: 784 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 7 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	523,213

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#65X123039SM116 - 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						

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 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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

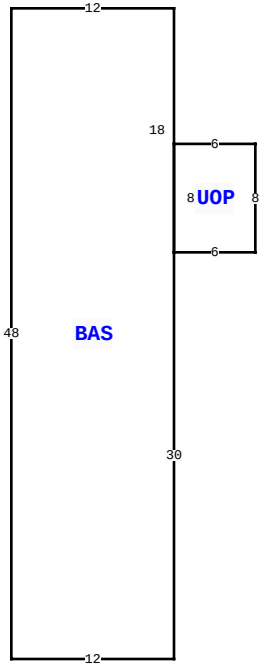
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	10,893
UOP	48	25		12	227
TOTALS	624			588	11,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	588	78.7950	47.28	27,801	1968	1968	0	0	0	60.00	40.00

10 MOBILE HME 0% - 2024 Heated Area: 576 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 8 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	523,213

PRMT:1:1: 12X70 1972

SALE:1:1: MOBILE HOME PARK

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 S48 E12 N30 UOP= E6N8 W6 S8$ N18$.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

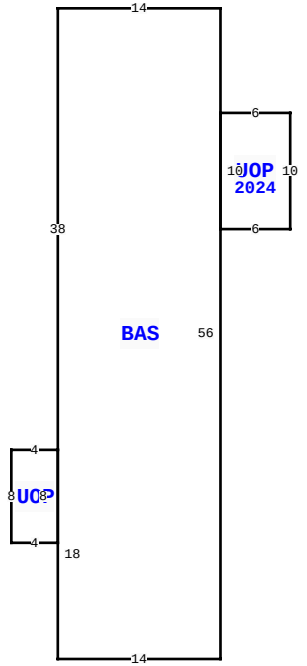
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,897
UOP	32	25		8	183
UOP	60	25	2024	15	342
TOTALS	876			807	18,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	807	95.1150	57.07	46,055	1974	1974	0	0	0	60.00	40.00

12 MOBILE HME 0% - 2024 Heated Area: 784 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

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	523,213

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=[ORIG=0,0] W14 S38 S18 E14 N56 $
UOP=[ORIG=-14,38] W4 S8 E4 N8 $
UOP=[YR=2024;ORIG=0,9] S10 E6 N10 W6 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

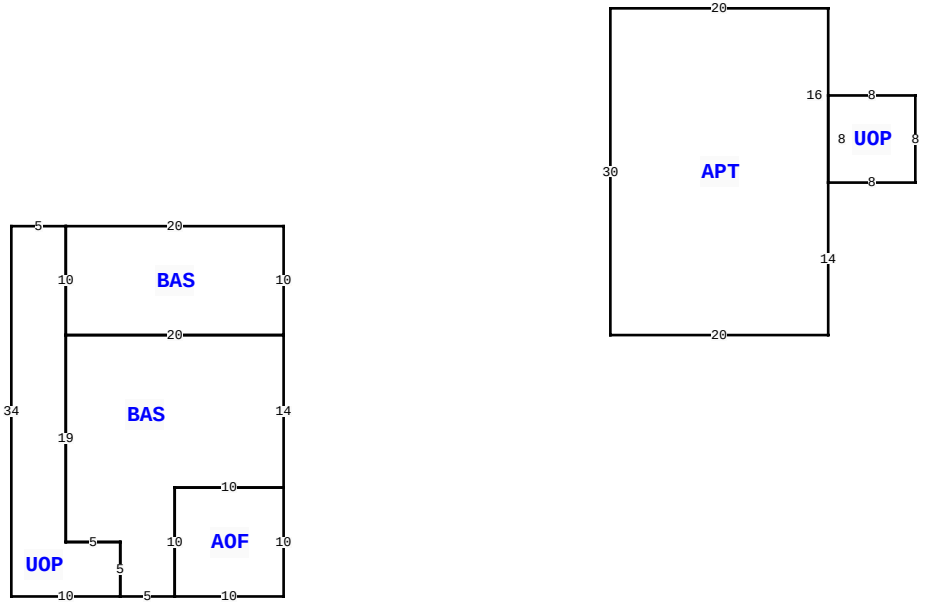
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 50
Interior Floo	03	CONC FINSH 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	01	NONE 100
Story Height		8 100
RMS		0 100
Stories	2.	2. 100
Units		0 100
Condition Adj	02	02 100
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
AOF	100	110		110	805
APT	600	100		600	4,389
BAS	200	100		200	1,463
BAS	355	100		355	2,597
UOP	64	20		13	95
UOP	195	20		39	286
TOTALS	1,514			1,317	9,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	1,317	39.5482	14.63	19,268	1993	1993	0	0	0	50.00	50.00

13 C B MISC 0% - 2024 Heated Area: 1255 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 10 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	523,213

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= N10 W20 S10 E20$ BAS= W20 UOP= N10 W5 S34 E10 N5 W5N19$ S19 E5 S5 E5 AOF= E10 N10 W10 S10$ N10 E10 N14$ PTR= E30 APT= E20 N14 UOP= E8 N8 W8 S8$ N16 W20 S30$ W30$.

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

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

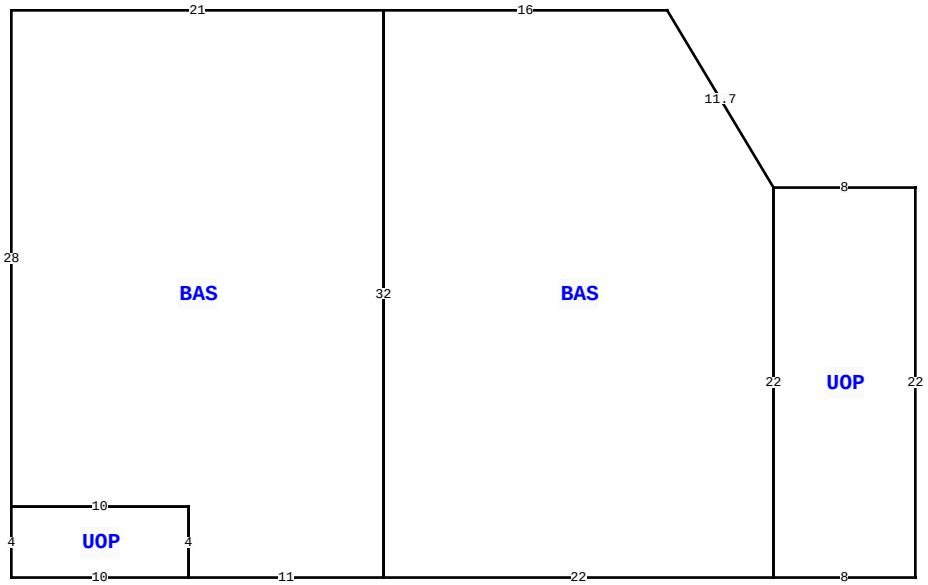
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	0	43.75	56.25

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



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 22 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	398,448
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TOTAL JUST VALUE	523,213
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	523,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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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$.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

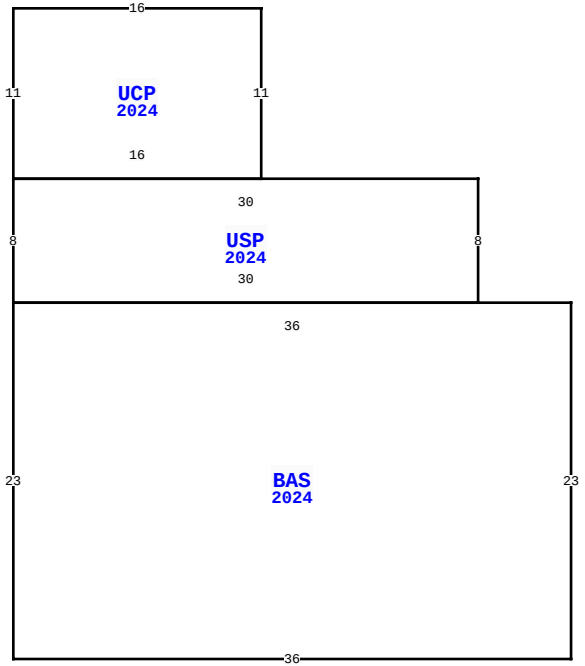
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	2024	828	19,223
UCP	176	20	2024	35	812
USP	240	35	2024	84	1,950
TOTALS	1,244			947	21,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	947	96.7300	58.04	54,964	1973	1973	0	0	0	60.00	40.00

15 MOBILE HME 0% - 2024 Heated Area: 828 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 12 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	523,213

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=-70,-10] S23 E36 N23 W36 $
USP=[YR=2024;ORIG=-70,-18] S8 E30 N8 W30 $
UCP=[YR=2024;ORIG=-70,-29] S11 E16 N11 W16 $
.

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

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

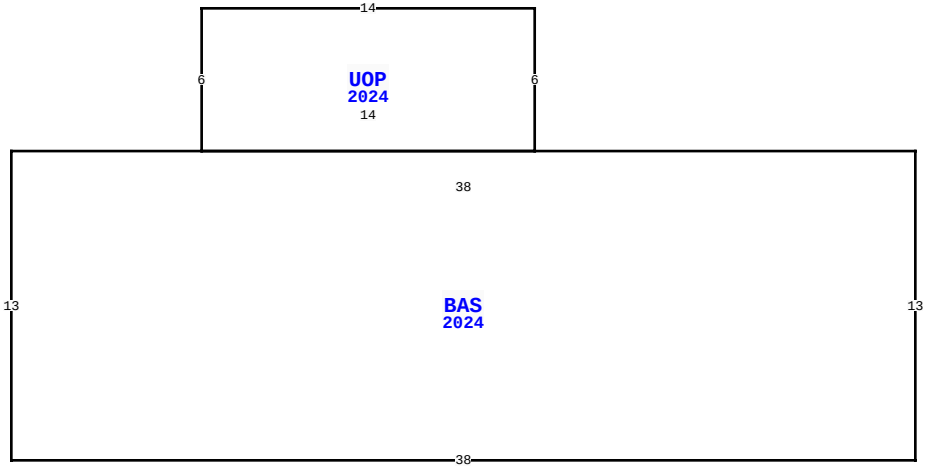
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	494	100	2024	494	10,360
UOP	84	25	2024	21	440
TOTALS	578			515	10,800

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	515	87.3800	52.43	27,001	1970	1970	0	0	0	60.00	40.00

16 MOBILE HME 0% - 2024 Heated Area: 494 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

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	523,213

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 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

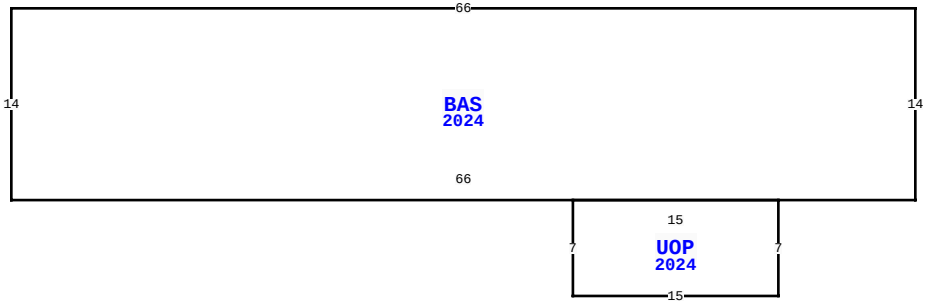
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	19,944
UOP	105	25	2024	26	561
TOTALS	1,029			950	20,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	950	89.9300	53.96	51,262	1985	1985	0	0	0	60.00	40.00

17 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 14 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	523,213

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=-70,-20] S14 E66 N14 W66 $
UOP=[YR=2024;ORIG=-29,-6] S7 E15 N7 W15 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

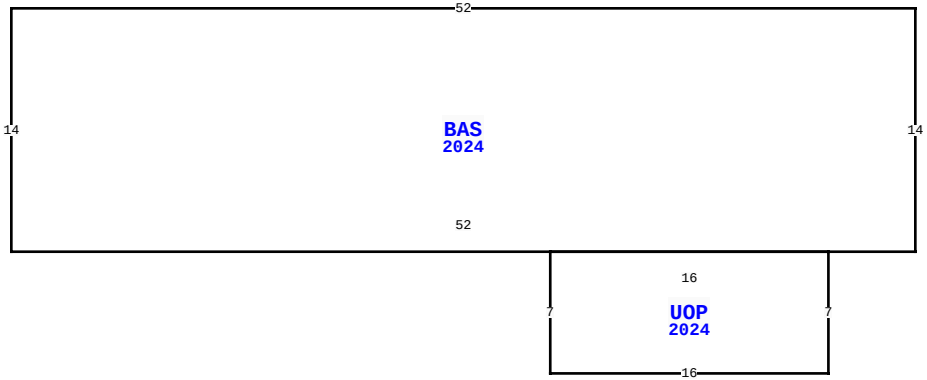
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2024	728	15,416
UOP	112	25	2024	28	593
TOTALS	840			756	16,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	756	88.2300	52.94	40,023	1985	1985	0	0	0	60.00	40.00

18 MOBILE HME 0% - 2024 Heated Area: 728 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 15 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	523,213

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 E52 N14 W52 $
UOP=[YR=2024;ORIG=41,24] S7 E16 N7 W16 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

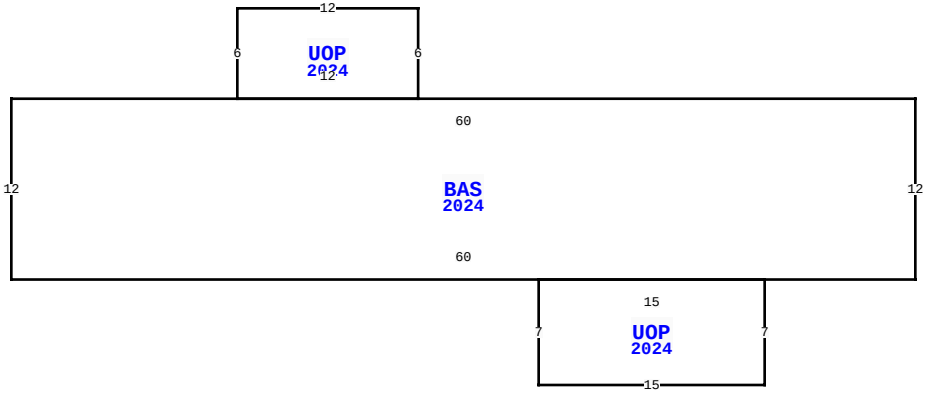
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,275
UOP	72	25	2024	18	407
UOP	105	25	2024	26	588
TOTALS	897			764	17,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	764	94.1800	56.51	43,174	1973	1973	0	0	0	60.00	40.00

19 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 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 16 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	523,213

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=25,4] S6 E12 N6 W12 $
UOP=[YR=2024;ORIG=45,22] S7 E15 N7 W15 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

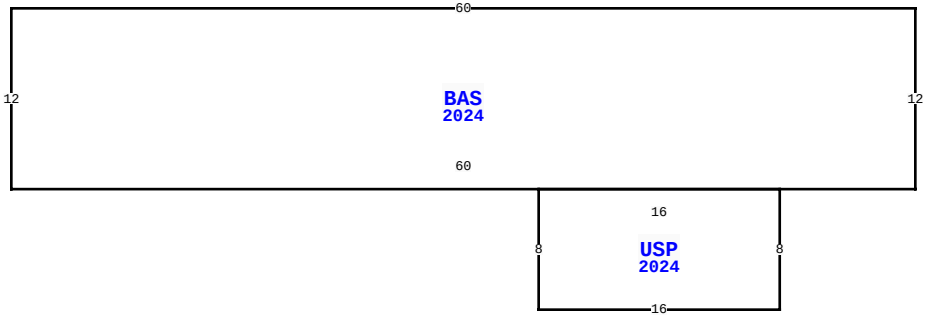
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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,275
USP	128	35	2024	45	1,017
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
0800	02	765	94.1800	56.51	43,230	1973	1973	0	0	0	60.00	40.00

20 MOBILE HME 0% - 2024 Heated Area: 720 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

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	523,213

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 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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

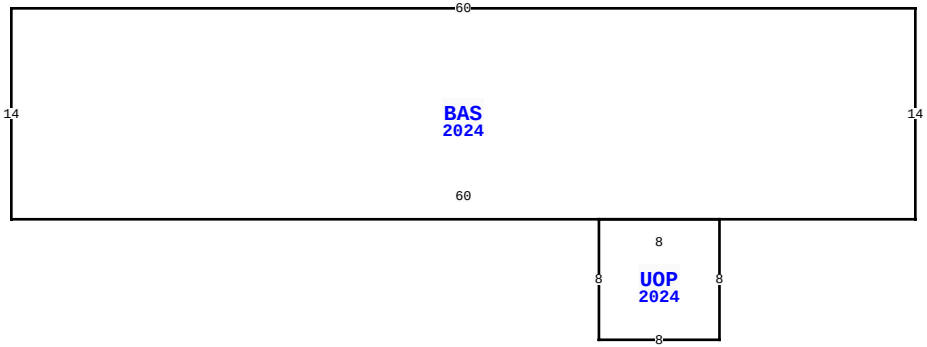
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2024	840	17,788
UOP	64	25	2024	16	339
TOTALS	904			856	18,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	856	88.2300	52.94	45,317	1985	1985	0	0	0	60.00	40.00

21 MOBILE HME 0% - 2024 Heated Area: 840 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

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	523,213

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 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

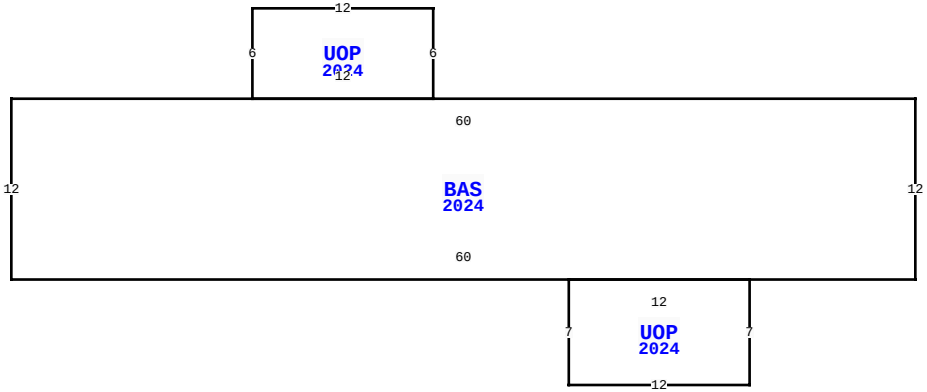
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,275
UOP	72	25	2024	18	407
UOP	84	25	2024	21	475
TOTALS	876			759	17,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	759	94.1800	56.51	42,891	1973	1973	0	0	0	60.00	40.00

22 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 MLU
INC DATE		AG DATE	

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

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	523,213

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 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

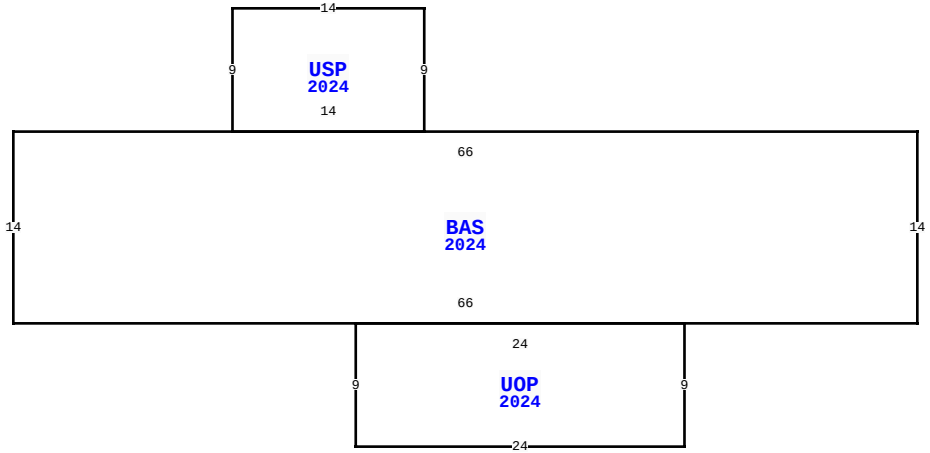
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	19,944
UOP	216	25	2024	54	1,166
USP	126	35	2024	44	950
TOTALS	1,266			1,022	22,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,022	89.9300	53.96	55,147	1988	1988	0	0	0	60.00	40.00

23 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 20 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	523,213

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=30,50] S14 E66 N14 W66 $
USP=[YR=2024;ORIG=46,41] S9 E14 N9 W14 $
UOP=[YR=2024;ORIG=55,64] S9 E24 N9 W24 $
.

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

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

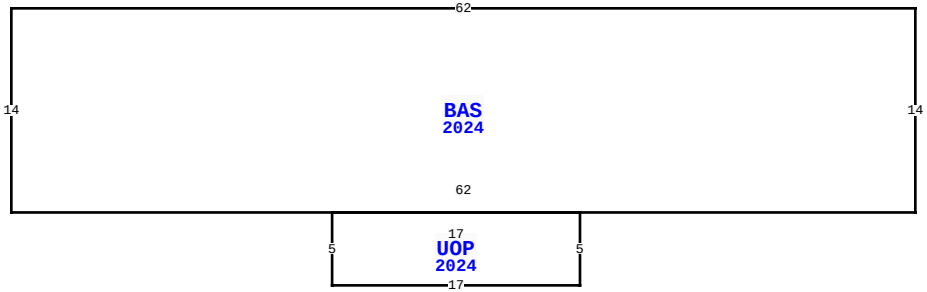
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	2024	868	19,974
UOP	85	25	2024	21	483
TOTALS	953			889	20,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	889	95.8800	57.53	51,144	1977	1977	0	0	0	60.00	40.00

24 MOBILE HME 0% - 2024 Heated Area: 868 HX Base Yr



109 SW EVENING LOOP, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 21 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	523,213

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 E62 N14 W62 $
UOP=[YR=2024;ORIG=32,24] S5 E17 N5 W17 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS

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

2027

30-3S-16-02410-000

BUILDING CHARACTERISTICS

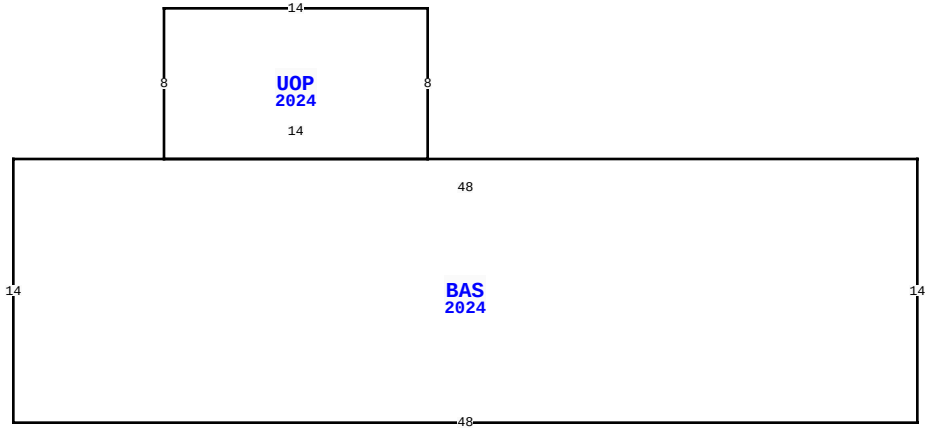
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
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Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2024	672	14,230
UOP	112	25	2024	28	593
TOTALS	784			700	14,823

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	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 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 22 of 22 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	398,448
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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	523,213

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 $
.

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 08/19/2025 BY tommy Total Acres: 3.44 Total Land Value: 41,280 Market: 0 Agricultural: 0 Common: 41,280 PRINTED 11/17/2026 BY SYS