

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

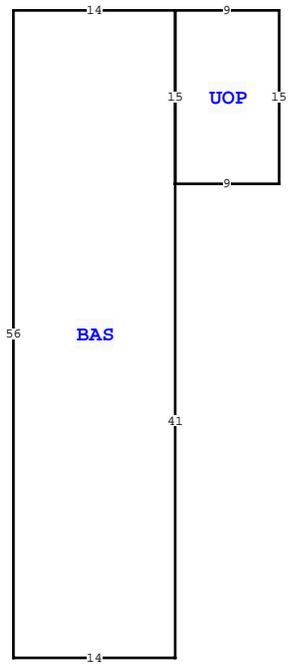
2026

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 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
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	58.21	47,616	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		417,142	
TOTAL MARKET OB/XF VALUE		83,485	
TOTAL LAND VALUE - MARKET		41,280	
TOTAL MARKET VALUE		541,907	
SOH/AGL Deduction		13,052	
ASSESSED VALUE		528,855	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		528,855	
TOTAL JUST VALUE		541,907	
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	19,046	

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

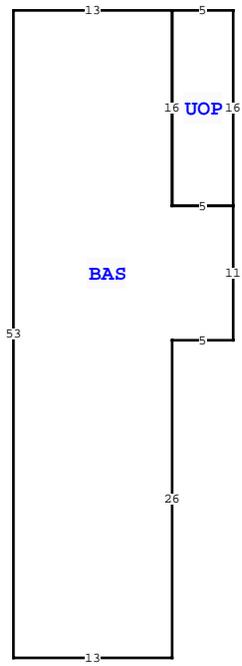
2026

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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 70	
Interior Floor	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
BAS	744	100	
UOP	80	25	
TOTALS	824		764 15,497

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	50.71	38,742	1967	1967	0	0	60.00	40.00
3 MOBILE HME 0% - 2024			Heated Area: 744			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 22
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		417,142	
TOTAL MARKET OB/XF VALUE		83,485	
TOTAL LAND VALUE - MARKET		41,280	
TOTAL MARKET VALUE		541,907	
SOH/AGL Deduction		13,052	
ASSESSED VALUE		528,855	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		528,855	
TOTAL JUST VALUE		541,907	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		513,294	
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						

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

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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W13 S53 E13 N26 E5 N11 UOP= N16 W5 S16 E5\$ W5 N16\$ .									

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)

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6322 GOMEZ ROAD  
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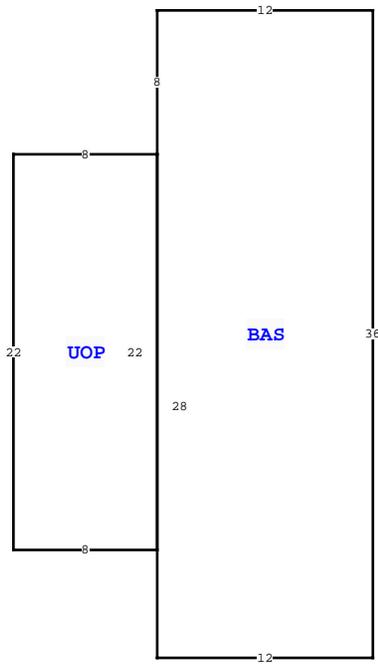
2026

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 9,554

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	50.18	23,886	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		417,142	
TOTAL MARKET OB/XF VALUE		83,485	
TOTAL LAND VALUE - MARKET		41,280	
TOTAL MARKET VALUE		541,907	
SOH/AGL Deduction		13,052	
ASSESSED VALUE		528,855	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		528,855	
TOTAL JUST VALUE		541,907	
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	ORIG COND	YEAR ON

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  
6322 GOMEZ ROAD  
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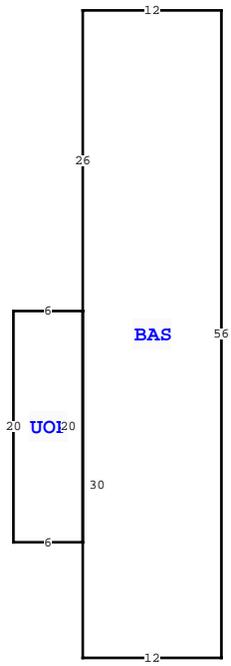
2026

30-3S-16-02410-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	01	FLAT	100		
Roof Cover	01	MINIMUM	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		
Architectural	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	14,523
UOP	120	25		30	648
TOTALS	792			702	15,172

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6	MOBILE HME	0%	- 2024		37,929	1979	1979	0	0	60.00	40.00
				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

COLUMBIA COUNTY PROPERTY				PAGE 5 of 22	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		417,142				
TOTAL MARKET OB/XF VALUE		83,485				
TOTAL LAND VALUE - MARKET		41,280				
TOTAL MARKET VALUE		541,907				
SOH/AGL Deduction		13,052				
ASSESSED VALUE		528,855				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		528,855				
TOTAL JUST VALUE		541,907				
NCON VALUE		0				
INCOME VALUE						
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\$.						

LAND DESCRIPTION												TOTAL OB/XF												0					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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

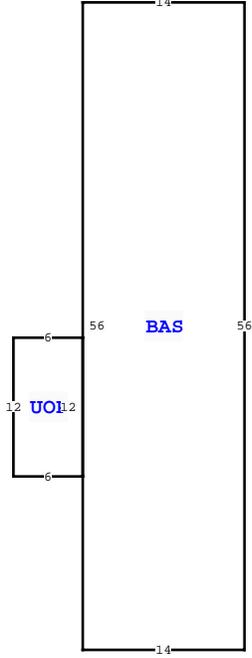
2026

30-3S-16-02410-000



ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	17,919
UOP	72	25		18	412
TOTALS	856			802	18,330

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	57.14	45,826	1974	1974	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																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION														TOTAL OB/XF										
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 7 of 22
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		417,142	
TOTAL MARKET OB/XF VALUE		83,485	
TOTAL LAND VALUE - MARKET		41,280	
TOTAL MARKET VALUE		541,907	
SOH/AGL Deduction		13,052	
ASSESSED VALUE		528,855	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		528,855	
TOTAL JUST VALUE		541,907	
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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=2,4] W14 S56 E14 N56 \$
UOP=[ORIG=-12,33] W6 S12 E6 N12 \$

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)

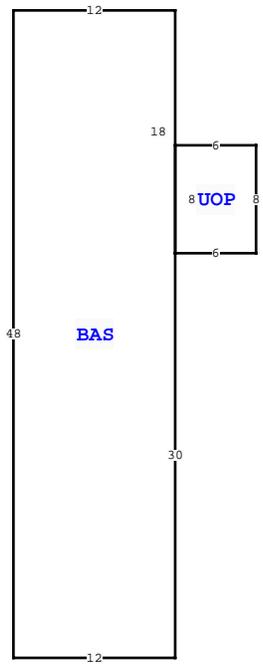
EVANS SHIRLEY/EVANS GARY F  
6322 GOMEZ ROAD  
ST AUGUSTINE, FL 32084

**2026**

30-3S-16-02410-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	70
Interior Floor	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
Architectural	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	576	100	
UOP	48	25	
TOTALS	624		588 11,675

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
10	MOBILE HME	0%	- 2024								
				Heated Area: 576							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 8 of 22
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			417,142
TOTAL MARKET OB/XF VALUE			83,485
TOTAL LAND VALUE - MARKET			41,280
TOTAL MARKET VALUE			541,907
SOH/AGL Deduction			13,052
ASSESSED VALUE			528,855
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			528,855
TOTAL JUST VALUE			541,907
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			513,294
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						

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																
TOTALS 624 588 11,675																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W12 S48 E12 N30 UOP= E6N8 W6 S8\$ N18\$.			

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

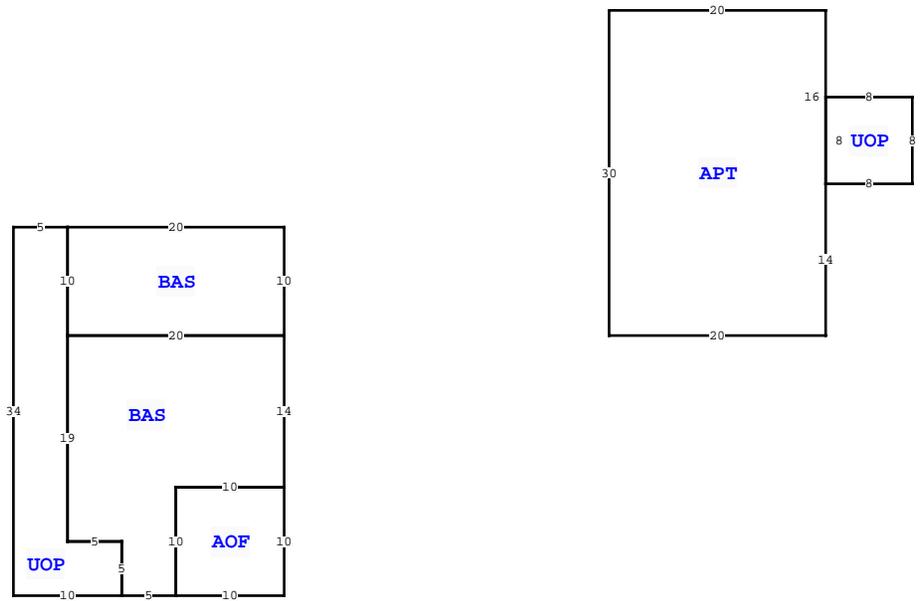
2026

30-3S-16-02410-000



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
08	WD OR PLY 50	8801	04
15	CONC BLOCK 50		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
02	WALL BD/WD 100		
02	MIN PLYWD 50		
03	CONC FINSH 50		
02	WINDOW 100		
02	CONVECTION 100		
01	NONE 100		
03	03		
DOR CODE 2801 RV/MH PARK SMALL			
MAP NUM			
NEIGHBORHOOD/LOC 30316.00 1.00/			
AO	F	100	110
APT		600	100
BAS		200	100
BAS		355	100
UOP		64	20
UOP		195	20
TOTALS		1,514	1,317

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	15.03	19,795	1993	1993	0	0	50.00	50.00
13 C B MISC 0% - 2024											
Heated Area: 1255											
HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 10 of 22	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		417,142	
TOTAL MARKET OB/XF VALUE		83,485	
TOTAL LAND VALUE - MARKET		41,280	
TOTAL MARKET VALUE		541,907	
SOH/AGL Deduction		13,052	
ASSESSED VALUE		528,855	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		528,855	
TOTAL JUST VALUE		541,907	
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						

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

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\$.

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

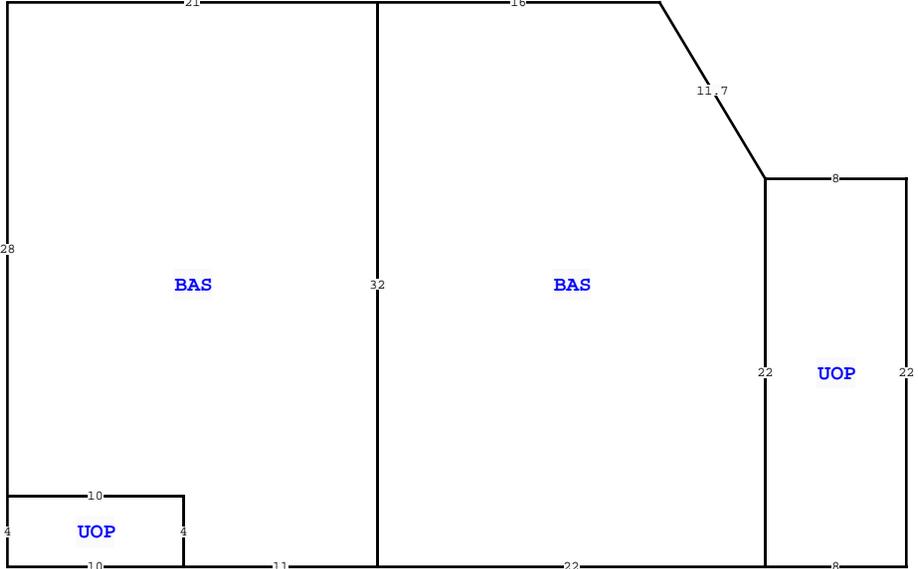
2026

30-3S-16-02410-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
08	SHT VINYL 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
	2 100				
	1 100				
02	WOOD FRAME 100				
	0 100				
	0 100				
1.	1. 100				
	0 100				
03	03 100				
01	01 100				
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	31,053
BAS	674	100		674	33,117
UOP	40	20		8	393
UOP	176	20		35	1,720
TOTALS	1,522			1,349	66,282

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	87.35	117,835	1990	1990	0	0	43.75	56.25	
14 DUPLEX 0% - 2024 Heated Area: 1306 HX Base Yr												



COLUMBIA COUNTY PROPERTY				PAGE 11 of 22	3	
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		417,142				
TOTAL MARKET OB/XF VALUE		83,485				
TOTAL LAND VALUE - MARKET		41,280				
TOTAL MARKET VALUE		541,907				
SOH/AGL Deduction		13,052				
ASSESSED VALUE		528,855				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		528,855				
TOTAL JUST VALUE		541,907				
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\$.						

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
0																								





















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 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	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	55.58	38,906	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																									
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/21/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE	04/21/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																							
XF DATE		LAND DATE	04/21/2026																						
INC DATE		AG DATE	MLU																						

COLUMBIA COUNTY PROPERTY				PAGE 22 of 22	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				417,142		
TOTAL MARKET OB/XF VALUE				83,485		
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PREVIOUS YEAR MKT VALUE				513,294		
PERMIT NUM				DESCRIPTION	AMT	ISSUED
SALES DATA						
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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											
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	
0																									