

COMM NW COR OF SEC 30, S 330.50  
 FT, N 70 FT, E 1068.72 FT, S 44  
 W 19.66 FT, W 300 FT, S 591.82 F

CASEY JONES RV PARK, LLC  
 185 SW ARROWHEAD TER  
 LAKE CITY, FL 32024

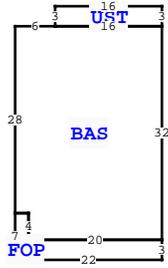
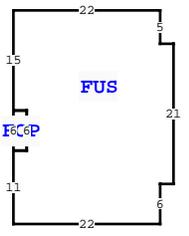
2026

30-4S-17-08885-005



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	06	VINYL ASB	50		
Interior Floo	14	CARPET	50		
Air Condition	02	WINDOW	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	2.	2.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	3600 CAMPS				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	30417.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	38,359
FOP	12	30		4	220
FOP	74	30		22	1,212
FUS	734	100		734	40,453
UST	48	45		22	1,212
TOTALS	1,564			1,478	81,458

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,478	74.3762	84.79	125,320	1975	1975	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 1430 HX Base Yr											



COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 5	
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		260,979		
TOTAL MARKET OB/XF VALUE		446,733		
TOTAL LAND VALUE - MARKET		292,020		
TOTAL MARKET VALUE		999,732		
SOH/AGL Deduction		0		
ASSESSED VALUE		999,732		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		999,732		
TOTAL JUST VALUE		999,732		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		994,315		
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
29055	GARAGE	276	12/09/2101	
000054098	Roof Replacement	18,400	09/19/2025	
000049979	Roof Replacement	5,600	05/29/2024	
000048622	Roof Replacement	5,900	11/09/2023	
000046463	Electrical Servic	1,000	02/06/2023	
000044623	Electrical Servic	0	06/07/2022	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1537/196	3/18/2025	QC U	I 11	100
GRANTOR: GLENN STEPHEN C AS TR				
GRANTEE: CASEY JONES RV PARK				
1319/2403	8/04/2016	WD U	I 30	100
GRANTOR: STEPHEN C, PHYLLIS J				
GRANTEE: STEPHEN C GLENN AS				
BUILDING NOTES				
BUILDING DIMENSIONS				
FUS=[ORIG=0,-30] N6 E2 N21 W2 N5 W22 S15 E2 S6 W2 S11 E22 \$				
BAS=[ORIG=0,0] W6 S28 E2 S4 E20 N32 W16 \$				
FOP=[ORIG=-6,28] S7 E22 N3 W20 N4 W2 \$				
UST=[ORIG=16,0] N3 W16 S3 E16 \$				
FOP=[ORIG=-22,-47] S6 E2 N6 W2 \$				

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	9915	RV SITE	0	0	0	12.00	UT	3,000.00	3,000.00	100	0	0	3	100	36,000	
2	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	5,000	
3	0294	SHED WOOD/	0	0	34	14	UT	9,000.00	9,000.00	100	1993	1993	3	100	9,000	
4	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	3,000	
5	0040	BARN, POLE	0	0	30	30	UT	900.00	3.00	100	2006	2006	3	100	2,700	
6	0296	SHED METAL	0	0	20	30	UT	600.00	7.00	100	2006	2006	3	100	4,200	
7	0070	CARPORT UF	0	0	20	25	UT	500.00	5.00	100	2006	2006	3	100	2,500	
8	9915	RV SITE	0	0	0	18.00	UT	3,000.00	3,000.00	100	0	0	3	100	54,000	
9	9915	RV SITE	0	0	0	50.00	UT	3,000.00	3,000.00	100	1993	1993	3	100	150,000	
10	0296	SHED METAL	0	0	36	60	UT	2,160.00	9.00	100	2010	2010	3	100	19,440	

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
1	2820	C	RV PARK	0		CHI	150.00	300.00	1.05	AC		1.00	1.00	0.50	62,000.00	31,000.00	32,550							
2	0200	C	MBL HM	0		00	150.00	300.00	1.05	AC		1.00	1.00	0.50	62,000.00	31,000.00	32,550							
3	3600	C	RV PARKS/CAM	0		CHI	150.00	292.00	1.00	AC		1.00	1.00	0.50	62,000.00	31,000.00	31,000							
4	1010	C	COMM ACRGE	0		CI	231.00	597.00	4.51	AC		1.00	1.00	0.50	62,000.00	31,000.00	139,810							
5	1000	C	VACANT COMME	0			0.00	0.00	1.81	AC		1.00	1.00	0.50	62,000.00	31,000.00	56,110							

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 FT, N 70 FT, E 1068.72 FT, S 44  
 W 19.66 FT, W 300 FT, S 591.82 F

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 LAKE CITY, FL 32024

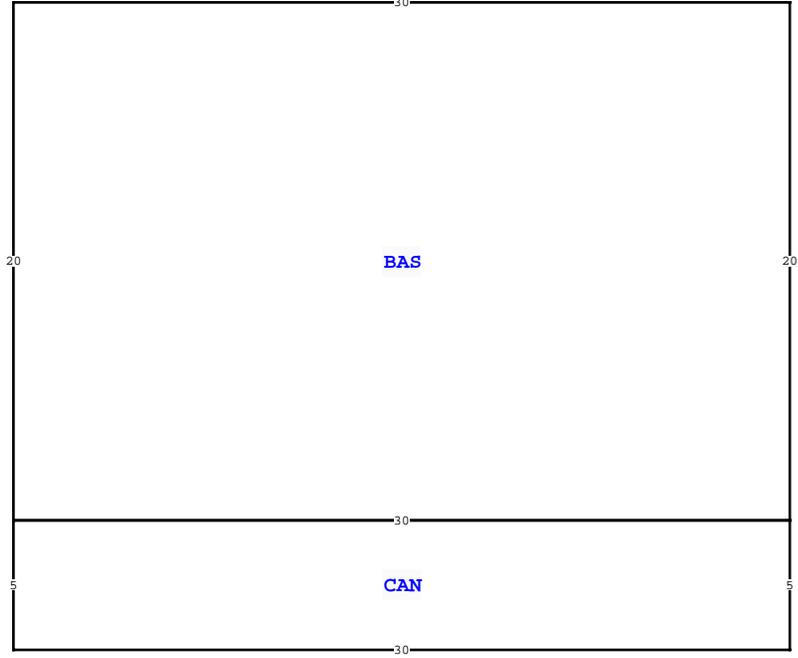
2026

30-4S-17-08885-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	01	01	
DOR CODE	3600 CAMPS		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	
CAN	150	30	
TOTALS	750		
TOT ADJ AREA	645		
SUBAREA MARKET VALUE			5,031

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	CLUB HOUSE	0%	- 2026									
				Heated Area: 600								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 2 of 5
VALUATION SUMMARY		2
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	260,979	
TOTAL MARKET OB/XF VALUE	446,733	
TOTAL LAND VALUE - MARKET	292,020	
TOTAL MARKET VALUE	999,732	
SOH/AGL Deduction	0	
ASSESSED VALUE	999,732	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	999,732	
TOTAL JUST VALUE	999,732	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	994,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37644	STORAGE	193	01/17/2019
28424	SFR	839	03/17/2010
24326	M H	275	03/30/2006
24225	M H	275	03/13/2006
19658	PUMP/UTPOL	30	06/18/2002
19528	M H	125	05/10/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/196	3/18/2025	QC	U	I	11	100
GRANTOR: GLENN STEPHEN C AS TR						
GRANTEE: CASEY JONES RV PARK						
1319/2403	8/04/2016	WD	U	I	30	100
GRANTOR: STEPHEN C, PHYLLIS J						
GRANTEE: STEPHEN C GLENN AS						

EXTRA FEATURES		185 SW ARROWHEAD TER, LAKE CITY															
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
11	9915	RV SITE	0	0	0	0	50.00	UT	3,000.00	3,000.00	100	2010	2010	3	100	150,000	
12	0260	PAVEMENT-A	0	0	0	0	2,916.00	UT	1.60	1.60	100	2010	2010	3	100	4,666	
13	0166	CONC, PAVMT	0	0	0	0	135.00	UT	3.00	3.00	100	2018	2018	3	100	405	
14	0296	SHED METAL	0	0	8	6	48.00	UT	9.00	9.00	100	2022	2021		100	432	
15	0296	SHED METAL	0	0	20	12	240.00	UT	9.00	9.00	100	2022	2021		100	2,160	
16	0296	SHED METAL	0	0	20	11	220.00	UT	9.00	9.00	100	2022	2021		100	1,980	
17	0070	CARPORT UF	0	0	25	20	500.00	UT	1.50	1.50	100	2022	2021		100	750	
18	0166	CONC, PAVMT	0	0	25	20	1.00	UT	500.00	500.00	100	2022	2021		100	500	

TOTAL OB/XF													160,893
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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	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W30 S 20 CAN= S5 E30 N5 W30\$ E30 N20\$.												

COMM NW COR OF SEC 30, S 330.50  
 FT, N 70 FT, E 1068.72 FT, S 44  
 W 19.66 FT, W 300 FT, S 591.82 F

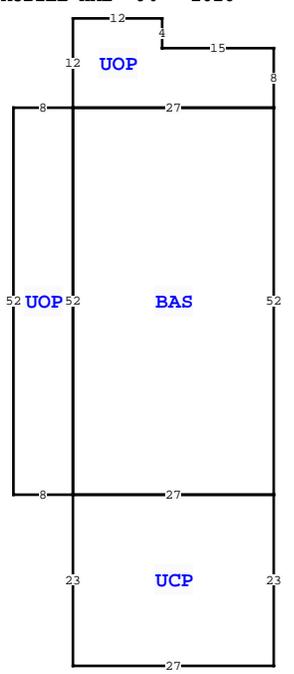
CASEY JONES RV PARK, LLC  
 185 SW ARROWHEAD TER  
 LAKE CITY, FL 32024

**2026**

30-4S-17-08885-005  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
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	03	03	
DOR CODE	3600 CAMPS		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
UCP	621	20	
UOP	264	25	
UOP	416	25	
TOTALS	2,705		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3	MOBILE HME	0%	- 2026									
				Heated Area: 1404								
				HX Base Yr								



COLUMBIA COUNTY PROPERTY		PAGE 3 of 5	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			260,979
TOTAL MARKET OB/XF VALUE			446,733
TOTAL LAND VALUE - MARKET			292,020
TOTAL MARKET VALUE			999,732
SOH/AGL Deduction			0
ASSESSED VALUE			999,732
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			999,732
TOTAL JUST VALUE			999,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			994,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14769	M H	125	12/14/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/196	3/18/2025	QC	U	I	11	100
GRANTOR: GLENN STEPHEN C AS TR						
GRANTEE: CASEY JONES RV PARK						
1319/2403	8/04/2016	WD	U	I	30	100
GRANTOR: STEPHEN C, PHYLLIS J						
GRANTEE: STEPHEN C GLENN AS						

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
185 SW ARROWHEAD TER, LAKE CITY												
TOTAL OB/XF 0												

BUILDING NOTES												

BUILDING DIMENSIONS												
UOP= N8 W15 N4 W12 S12 E27\$ BAS= W27 UOP= W8 S52 E8 N52\$ S52 UCP= S23 E27 N23 W27\$ E27 N52\$.												

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	



