

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

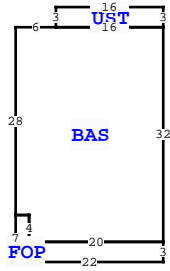
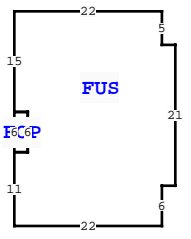
2026

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 MARKET VALUE
BAS	696	100		696 37,685
FOP	12	30		4 216
FOP	74	30		22 1,191
FUS	734	100		734 39,742
UST	48	45		22 1,191
TOTALS	1,564			1,478 80,026

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	83.30	123,117	1975	1975	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 1430 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 5	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		253,665	
TOTAL MARKET OB/XF VALUE		446,733	
TOTAL LAND VALUE - MARKET		363,225	
TOTAL MARKET VALUE		1,063,623	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,063,623	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,063,623	
TOTAL JUST VALUE		1,063,623	
NCON VALUE		0	
INCOME VALUE			
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 / 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	Q	% COND	OB/XF MKT VALUE	NOTES
1	9915	RV SITE	0	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	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	5,000	
3	0294	SHED WOOD/	0	0	34	14	1.00	UT	9,000.00	9,000.00	100	1993	1993	3	100	9,000	
4	0260	PAVEMENT-A	0	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	900.00	UT	3.00	3.00	100	2006	2006	3	100	2,700	
6	0296	SHED METAL	0	0	20	30	600.00	UT	7.00	7.00	100	2006	2006	3	100	4,200	
7	0070	CARPORT UF	0	0	20	25	500.00	UT	5.00	5.00	100	2006	2006	3	100	2,500	
8	9915	RV SITE	0	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	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	2,160.00	UT	9.00	9.00	100	2010	2010	3	100	19,440	

TOTAL OB/XF												
285,840												
185 SW ARROWHEAD TER, LAKE CITY												
BLD DATE		LGL DATE		05/14/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

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 \$												

LAND DESCRIPTION													TOTAL OB/XF												
													285,840												
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	80,000.00	40,000.00	42,000								
2	0200	C	MBL HM	0		00	150.00	300.00	1.05	AC		1.00	1.00	0.50	80,000.00	40,000.00	42,000								
3	3600	C	RV PARKS/CAM	0		CHI	150.00	292.00	1.00	AC		1.00	1.00	0.50	80,000.00	40,000.00	40,000								
4	1010	C	COMM ACRGE	0		CI	231.00	597.00	4.51	AC		1.00	1.00	0.50	80,000.00	40,000.00	180,400								
5	1000	C	VACANT COMME	0			0.00	0.00	1.81	AC		1.00	1.00	0.50	65,000.00	32,500.00	58,825								

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

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 LAKE CITY, FL 32024

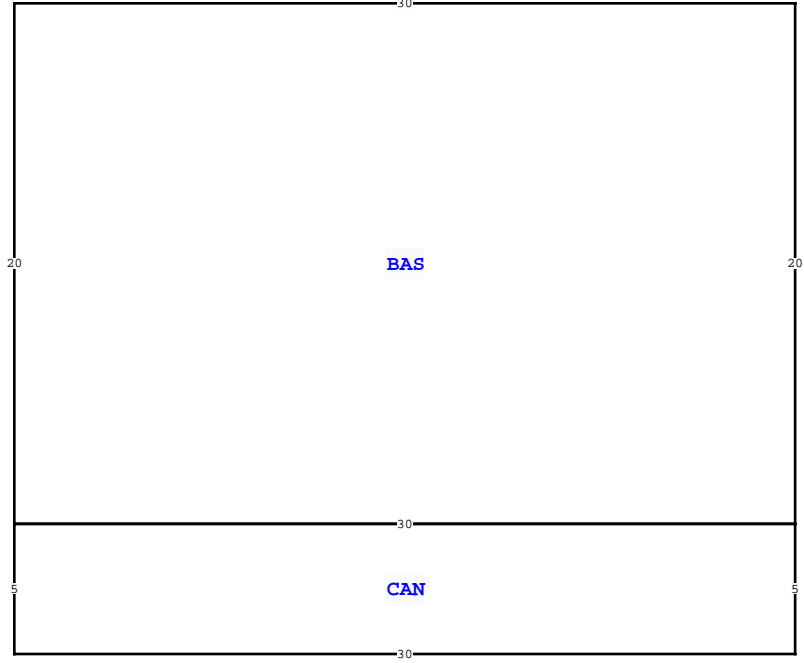
2026

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	4,513		
	45		338

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		16,170	1992	1992	0	0	20	50.00	30.00
			Heated Area: 600			HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 2 of 5	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	253,665		
TOTAL MARKET OB/XF VALUE	446,733		
TOTAL LAND VALUE - MARKET	363,225		
TOTAL MARKET VALUE	1,063,623		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,063,623		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,063,623		
TOTAL JUST VALUE	1,063,623		
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	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/14/2026	MLU

BUILDING NOTES												

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

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	

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

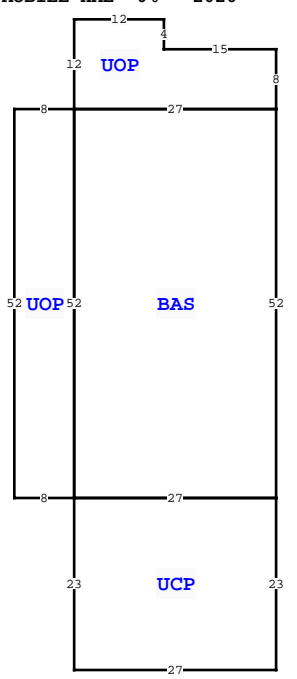
CASEY JONES RV PARK, LLC
 185 SW ARROWHEAD TER
 LAKE CITY, FL 32024

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		
0800	02	1,698	106.1100	63.67	108,112	2002	2002	0	0	60.00	40.00		
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			253,665
TOTAL MARKET OB/XF VALUE			446,733
TOTAL LAND VALUE - MARKET			363,225
TOTAL MARKET VALUE			1,063,623
SOH/AGL Deduction			0
ASSESSED VALUE			1,063,623
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,063,623
TOTAL JUST VALUE			1,063,623
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	Q	% COND	OB/XF MKT VALUE	NOTES

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				05/14/2026 MLU			

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

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

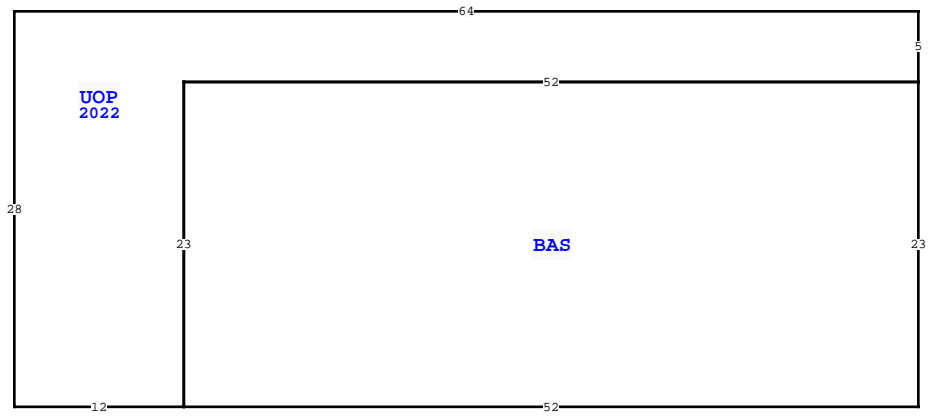
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2026

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
20201	02	1,345	101.4300	95.34	128,232	2006	2006	0	0	45.00	55.00
4 MANUF 1 0% - 2026 Heated Area: 1196 HX Base Yr											



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	1,196	100		1,196	62,715
UOP	596	25	2022	149	7,813
TOTALS	1,792			1,345	70,528

185 SW ARROWHEAD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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		PAGE 4 of 5	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	253,665		
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ASSESSED VALUE	1,063,623		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,063,623		
TOTAL JUST VALUE	1,063,623		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	994,315		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W52 S23 E52 N23 \$
UOP=[YR=2022;ORIG=-52,23] W12 N28 E64 S5 W52 S23 \$

