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

**2027**

**30-4S-17-08885-005**

## BUILDING CHARACTERISTICS

| 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

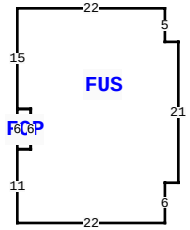
NEIGHBORHOOD/LOC 30417.00 1.00/

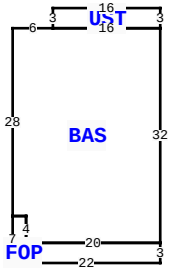
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 696 | 100 | | 696 | 37,011 |
| FOP | 12 | 30 | | 4 | 213 |
| FOP | 74 | 30 | | 22 | 1,170 |
| FUS | 734 | 100 | | 734 | 39,032 |
| UST | 48 | 45 | | 22 | 1,170 |
| TOTALS | 1,564 | | | 1,478 | 78,595 |

## 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 | 81.81 | 120,915 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1430 HX Base Yr




185 SW ARROWHEAD TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 251,487 |
| TOTAL MARKET OB/XF VALUE | 446,733 |
| TOTAL LAND VALUE - MARKET | 363,225 |
| TOTAL MARKET VALUE | 1,061,445 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,061,445 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,061,445 |
| TOTAL JUST VALUE | 1,061,445 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,063,623 |

| 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 | | | | | | |

### 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

| 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 | 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 | |

### LAND DESCRIPTION

TOTAL OB/XF 285,840

| 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 | 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 | | | | | | | |

REVIEW DATE 05/09/2025 BY ME Total Acres: 9.42 Total Land Value: 363,225 Market: 0 Agricultural: 0 Common: 363,225 PRINTED 11/17/2026 BY SYS

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

**2027**

**30-4S-17-08885-005**

## BUILDING CHARACTERISTICS

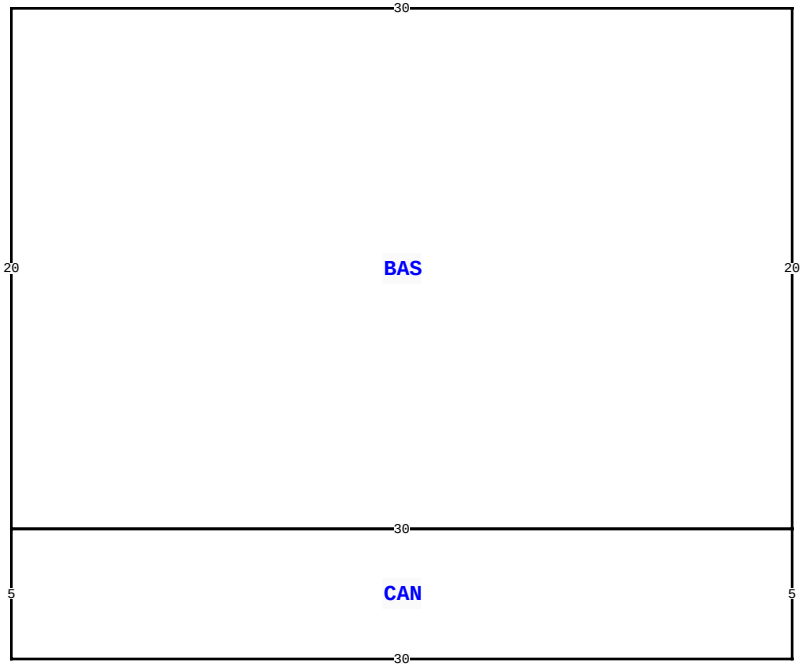
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 600 | 100 | | 600 | 4,513 |
| CAN | 150 | 30 | | 45 | 338 |
| TOTALS | 750 | | | 645 | 4,851 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6900 | 04 | 645 | 46.4310 | 25.07 | 16,170 | 1992 | 1992 | 0 | 0 | 20 | 50.00 | 30.00 |

2 CLUB HOUSE 0% - 2026 Heated Area: 600 HX Base Yr




185 SW ARROWHEAD TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 251,487 |
| TOTAL MARKET OB/XF VALUE | 446,733 |
| TOTAL LAND VALUE - MARKET | 363,225 |
| TOTAL MARKET VALUE | 1,061,445 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,061,445 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,061,445 |
| TOTAL JUST VALUE | 1,061,445 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,063,623 |

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 160,893

| 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 05/09/2025 BY ME Total Acres: 9.42 Total Land Value: 363,225 Market: 0 Agricultural: 0 Common: 363,225 PRINTED 11/17/2026 BY SYS

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

**2027**

**30-4S-17-08885-005**

## BUILDING CHARACTERISTICS

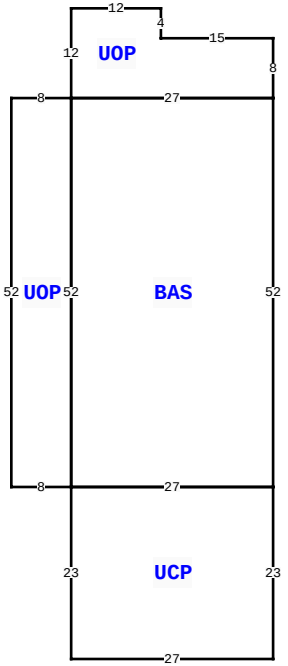
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,404 | 100 | | 1,404 | 35,757 |
| UCP | 621 | 20 | | 124 | 3,158 |
| UOP | 264 | 25 | | 66 | 1,681 |
| UOP | 416 | 25 | | 104 | 2,649 |
| TOTALS | 2,705 | | | 1,698 | 43,245 |

## 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 | 0 | 60.00 | 40.00 |

3 MOBILE HME 0% - 2026 Heated Area: 1404 HX Base Yr




185 SW ARROWHEAD TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/14/2026 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 3 of 5 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 251,487 |
| TOTAL MARKET OB/XF VALUE | 446,733 |
| TOTAL LAND VALUE - MARKET | 363,225 |
| TOTAL MARKET VALUE | 1,061,445 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,061,445 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,061,445 |
| TOTAL JUST VALUE | 1,061,445 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,063,623 |

| 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 | | | | | | |

## 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 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 05/09/2025 BY ME Total Acres: 9.42 Total Land Value: 363,225 Market: 0 Agricultural: 0 Common: 363,225 PRINTED 11/17/2026 BY SYS

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

**2027**

**30-4S-17-08885-005**

## BUILDING CHARACTERISTICS

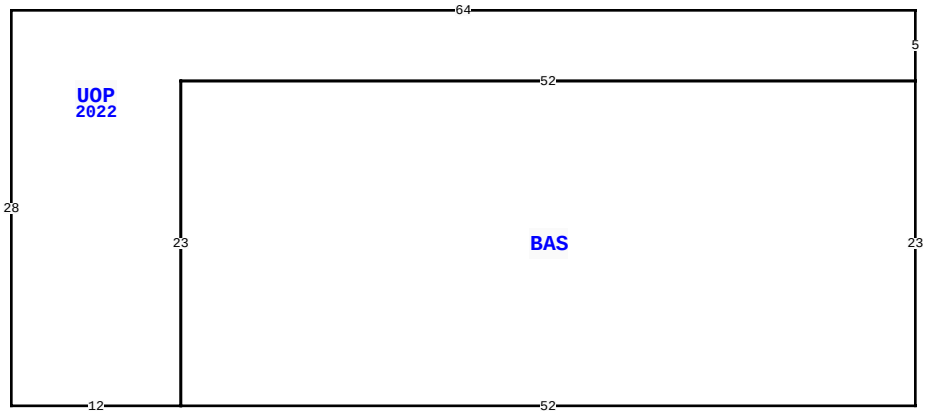
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 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 |
| 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 | 62,050 |
| UOP | 596 | 25 | 2022 | 149 | 7,730 |
| TOTALS | 1,792 | | | 1,345 | 69,781 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,345 | 101.4300 | 94.33 | 126,874 | 2006 | 2006 | 0 | 0 | 0 | 45.00 | 55.00 |

4 MANUF 1 0% - 2026 Heated Area: 1196 HX Base Yr




185 SW ARROWHEAD TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/14/2026 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 4 of 5 2

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 251,487 |
| TOTAL MARKET OB/XF VALUE | 446,733 |
| TOTAL LAND VALUE - MARKET | 363,225 |
| TOTAL MARKET VALUE | 1,061,445 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,061,445 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,061,445 |
| TOTAL JUST VALUE | 1,061,445 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,063,623 |

| 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 $
.

## 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 05/09/2025 BY ME Total Acres: 9.42 Total Land Value: 363,225 Market: 0 Agricultural: 0 Common: 363,225 PRINTED 11/17/2026 BY SYS

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

**2027**

**30-4S-17-08885-005**

## BUILDING CHARACTERISTICS

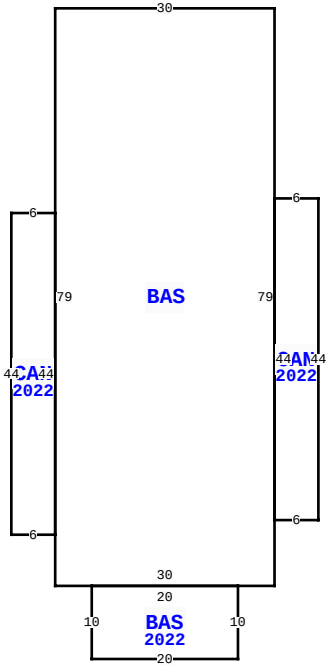
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 12 100 |
| RMS | | 4 100 |
| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,370 | 100 | | 2,370 | 47,795 |
| BAS | 200 | 100 | 2022 | 200 | 4,033 |
| CAN | 264 | 30 | 2022 | 79 | 1,593 |
| CAN | 264 | 30 | 2022 | 79 | 1,593 |
| TOTALS | 3,098 | | | 2,728 | 55,015 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6900 | 04 | 2,728 | 64.3968 | 34.77 | 94,853 | 1996 | 1996 | 0 | 0 | 0 | 42.00 | 58.00 |

5 CLUB HOUSE 0% - 2026 Heated Area: 2570 HX Base Yr




185 SW ARROWHEAD TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 251,487 |
| TOTAL MARKET OB/XF VALUE | 446,733 |
| TOTAL LAND VALUE - MARKET | 363,225 |
| TOTAL MARKET VALUE | 1,061,445 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 1,061,445 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 1,061,445 |
| TOTAL JUST VALUE | 1,061,445 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 1,063,623 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| GRANTOR: GLENN STEPHEN C AS TR | | | | | | |
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| 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] N79 W30 S79 E30 $
BAS=[YR=2022;ORIG=-25,0] S10 E20 N10 W20 $
CAN=[YR=2022;ORIG=-30,-51] W6 S44 E6 N44 $
CAN=[YR=2022;ORIG=6,-53] W6 S44 E6 N44 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 05/09/2025 BY ME Total Acres: 9.42 Total Land Value: 363,225 Market: 0 Agricultural: 0 Common: 363,225 PRINTED 11/17/2026 BY SYS