

COMM AT NE COR, RUN S 475.81 FT,
SE COR OF HILLS OF WINDSOR, W 55
S 825.10 FT TO S LINE NE1/4 OF N

DEAS HAYLEE A
219 SW ARBOR LN
LAKE CITY, FL 32024-3501

2026

31-3S-16-02413-008



| ELEMENT | | CD | | CONSTRUCTION | |
|------------------|------------------|-------------|------|--------------|----------------------|
| Exterior Wall | 31 | VINYL | SID | 100 | |
| Exterior Wall | 00 | N/A | 0 | | |
| Roof Structure | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 12 | HARDWOOD | 100 | | |
| Interior Floor | 00 | N/A | 0 | | |
| 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 | | |
| Units | | 0 | 100 | | |
| Condition Adj | 03 | 03 | 100 | | |
| Kitchen Adjus | 01 | 01 | 100 | | |
| Quality | 05 | 05 | | | |
| DOR CODE | 0200 | MOBILE HOME | | | |
| MAP NUM | | MKT AREA | 01 | | |
| NEIGHBORHOOD/LOC | 31316.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,404 | 100 | 2023 | 1,404 | 117,797 |
| TOTALS | 1,404 | | | 1,404 | 117,797 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------|-----------|-------------|----------------|-------------------|-----|-----|-----------------|------|------|--------|--|----------|---------|----------|----------|-----------|---------|--|--|--|------------|--|-----|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | |
| 1 | MANUF | 2 | 100% | - 2023 | | | | | | | | | | | | | | | | | | | | |
| | | | | | Heated Area: 1404 | | | HX Base Yr 2023 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table> | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 04/22/2026 | | MLU |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | |
| | | | 04/22/2026 | | MLU | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 117,797 |
| TOTAL MARKET OB/XF VALUE | | | 22,520 |
| TOTAL LAND VALUE - MARKET | | | 68,160 |
| TOTAL MARKET VALUE | | | 208,477 |
| SOH/AGL Deduction | | | 18,522 |
| ASSESSED VALUE | | | 189,955 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 138,544 |
| TOTAL JUST VALUE | | | 208,477 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 205,342 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000045153 | Mobile Home | | 08/11/2022 |
| 000042251 | Storage Building | 15,000 | 07/01/2021 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1468/825 | 6/01/2022 | QC | U | I | 11 | 100 |
| GRANTOR: DEAS DANIEL ANDREW | | | | | | |
| GRANTEE: DEAS HAYLEE A | | | | | | |
| 1429/2630 | 2/01/2021 | QC | U | V | 11 | 100 |
| GRANTOR: DEAS DANIEL A | | | | | | |
| GRANTEE: DEAS HAYLEE A | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2023;ORIG=18,22] E52 S27 W52 N27 \$ | |

| 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 | 0030 | BARN,MT | 0 | 100 | 0 | 0 | | 1.00 | UT 9,000.00 | 100 | 2022 | 2021 | | 100 | 9,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 2 | 20 | | 40.00 | UT 3.00 | 100 | 2022 | 2021 | | 100 | 120 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | UT 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | | 1.00 | UT 400.00 | 100 | 2022 | 2021 | | 100 | 400 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | | 1.00 | UT 2,000.00 | 100 | 2024 | 2023 | | 100 | 2,000 | |
| 6 | 0264 | PRCH,FSP | 0 | 100 | 0 | 0 | | 1.00 | UT 4,000.00 | 100 | 2024 | 2023 | | 100 | 4,000 | |
| TOTALS | | | | | | | | | | | | | 22,520 | | | |

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 5.68 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 68,160 | | | | | | | |