

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

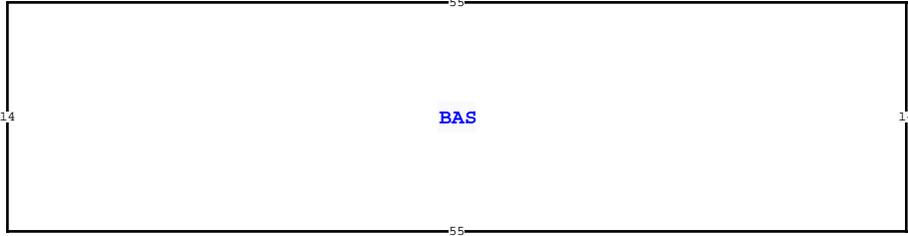
2026

31-3S-17-06056-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Fixtures	0	100	
Frame	01	NONE 100	
Story Height	0	100	
RMS	0	100	
Stories	1.	1. 100	
Units	0	100	
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	770	100	
TOTALS	770		13,081

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	770	67.4100	42.47	32,702	1965	1965	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 770 HX Base Yr											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 28	1	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 1		Tax Dist:				
BUILDING MARKET VALUE		487,021				
TOTAL MARKET OB/XF VALUE		224,200				
TOTAL LAND VALUE - MARKET		543,660				
TOTAL MARKET VALUE		1,254,881				
SOH/AGL Deduction		0				
ASSESSED VALUE		1,254,881				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		1,254,881				
TOTAL JUST VALUE		1,254,881				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		1,232,694				
XFOB:99:1: LOT 55						
XFOB:98:1: LOT 55						
XFOB:97:1: LOT 54						
XFOB:96:1: LOT 53						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23-0212	MH		11/02/2023			
23-209	MH		11/02/2023			
23-0208	MH		11/02/2023			
000047753	Mobile Home		07/26/2023			
000046002	Electrical Servic	0	11/29/2022			
20-0563	M H		10/23/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W55 S14 E55 N14\$.						

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	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0259	MHP HOOKUP	0	0	0	65.00	UT	4,300.00	4,300.00	80	0	0	3	80	223,600	

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	2810	C	MH PARK	0		*RSF	751.00	237.00	21.32	AC		1.00	1.00	0.85	30,000.00	25,500.00	543,660							

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architactual Units	01	CONV 100	0 100
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	924	100	16,606
TOTALS	924		16,606

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	924	71.3150	44.93	41,515	1965	1965	0	0	60.00	40.00	
2 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr												

BAS

COLUMBIA COUNTY PROPERTY		PAGE 2 of 28	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0605	M H		10/23/2020
556	M H	325	10/15/2018
559	M H	0	10/15/2018
975	DEMOLISH	0	11/10/2015
047	M H	25	03/30/1994
002	M H	25	07/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000

GRANTOR: INTERNATIONAL VENTURE
 GRANTEE: HARPER VILLAS LLC
 1051/0612 7/01/2005 WD Q I 925,000
 GRANTOR: EARL WAYNE & CATHERIN
 GRANTEE: INTERNATIONAL VENTU

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
448 NW RIDGEWOOD AVE, LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 E66 N14\$.	

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	DPHT 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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MIAMI, FL 33145

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 100	0 100
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	528	100	
TOTALS	528		528 9,375

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%	0											
				Heated Area: 528										
					HX Base Yr									
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>44</p> <p>12</p> <p>BAS</p> <p>44</p> </div>														
TOTALS				528									528	9,375

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
XFOB:90:1:	LOT 48		
XFOB:89:1:	LOT 47		
XFOB:88:1:	LOT 46		
XFOB:87:1:	LOT 45		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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												
448 NW RIDGEWOOD AVE, LAKE CITY																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <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></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																	BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																										
XF DATE		LAND DATE																										
INC DATE		AG DATE																										

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 S12 E44 N12\$.

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	
0																									

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MIAMI, FL 33145

2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 100	0 100
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	660	100	11,436
TOTALS	660		11,436

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
4	MOBILE HME	0%	0									
				Heated Area: 660								
					HX Base Yr							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>12</p> <p style="font-size: 2em; color: blue;">BAS</p> <p>12</p> </div>												
<div style="display: flex; justify-content: space-between;"> 55 55 </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>												

448 NW RIDGEWOOD AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
XFOB: 86:1:	LOT 44		
XFOB: 85:1:	LOT 43		
XFOB: 84:1:	LOT 42		
XFOB: 82:1:	LOT 41		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W55 S12 E55 N12\$.

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

BEG SE COR OF INTERS OF DUVAL
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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms	1	1	100
Bathrooms	1	1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100 0 100
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	504	100	
TOTALS	504		7,419

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
5	MOBILE HME	0%	0																				
				Heated Area: 504																			
					HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 42 42 12 12 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS</div> </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <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></td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 28
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		487,021	
TOTAL MARKET OB/XF VALUE		224,200	
TOTAL LAND VALUE - MARKET		543,660	
TOTAL MARKET VALUE		1,254,881	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,254,881	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,254,881	
TOTAL JUST VALUE		1,254,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,232,694	
XFOB: 81:1: LOT 41			
XFOB: 80:1: LOT 40			
XFOB: 78:1: LOT 39			
XFOB: 76:1: LOT 38			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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= W42 S12 E42 N12\$.											

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 SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

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1619 SW 19TH ST
MIAMI, FL 33145

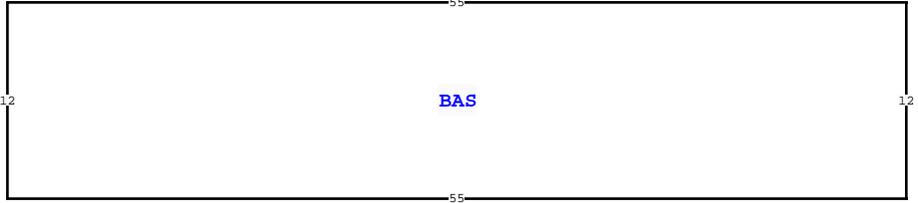
2026

31-3S-17-06056-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	02	SHED 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architactual Units	01	CONV 100	0 100
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	660	100	12,558
TOTALS	660		12,558

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	660	75.5100	47.57	31,396	1965	1965	0	0	60.00	40.00
6 MOBILE HME		0% - 0	Heated Area: 660				HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 6 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			1,232,694
XFOB: 75:1:	LOT 37		
XFOB: 74:1:	LOT 36		
XFOB: 73:1:	LOT 36		
XFOB: 72:1:	LOT 35		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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
448 NW RIDGEWOOD AVE, LAKE CITY																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W55 S12 E55 N12\$.

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 SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

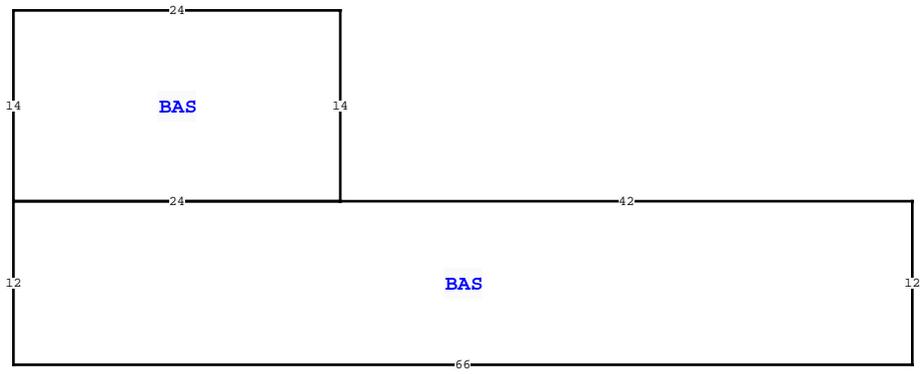
HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 80	
Exterior Wall	06	BD/BATTEN 20	
Roof Structure	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural Units	01	CONV 100	0 100
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	336	100	
BAS	792	100	
TOTALS	1,128		1,128 22,010

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7	MOBILE HME	0%	0									
Heated Area: 1128 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 28
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		487,021	
TOTAL MARKET OB/XF VALUE		224,200	
TOTAL LAND VALUE - MARKET		543,660	
TOTAL MARKET VALUE		1,254,881	
SOH/AGL Deduction		0	
ASSESSED VALUE		1,254,881	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,254,881	
TOTAL JUST VALUE		1,254,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,232,694	
XFOB: 71:1: LOT 34			
XFOB: 70:1: LOT 34			
XFOB: 69:1: LOT 33			
XFOB: 67:1: LOT 32			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 BAS= N14 W24 S14 E24\$ W24 S12 E66 N12\$.	

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 SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

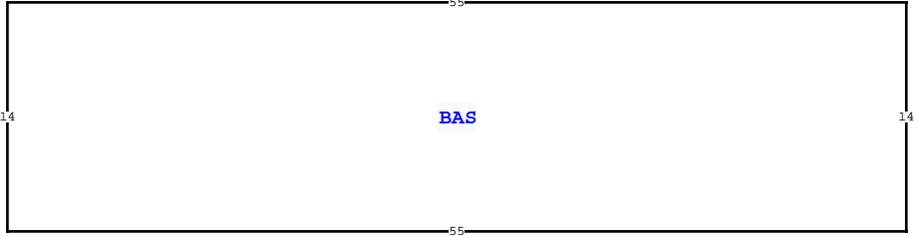
HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 100 0 100	
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	770	100	14,168
TOTALS	770		14,168

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
9	MOBILE HME	0%	- 0									
				Heated Area: 770								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 9 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
XFOB:60:1:	LOT 27		
XFOB:58:1:	LOT 25		
XFOB:57:1:	LOT 23		
XFOB:56:1:	LOT 22		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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
448 NW RIDGEWOOD AVE, LAKE CITY																

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W55 S14 E55 N14\$.			

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	

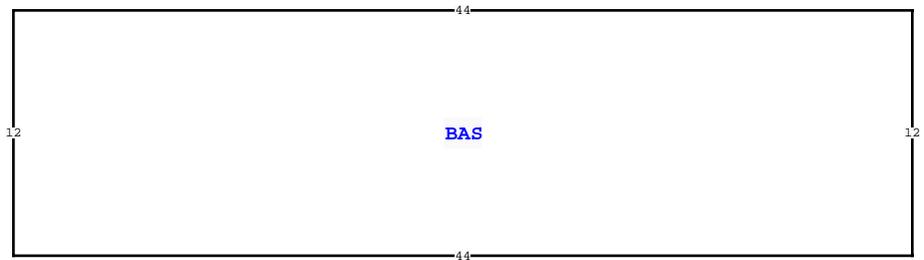
BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	528	100	
TOTALS	528		7,001

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%	- 0														
Heated Area: 528						HX Base Yr											
																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table>												BLD DATE	LGL DATE	XF DATE	LAND DATE	INC DATE	AG DATE
BLD DATE	LGL DATE																
XF DATE	LAND DATE																
INC DATE	AG DATE																

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 10 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
XFOB:55:1:	LOT 21		
XFOB:54:1:	LOT 20		
XFOB:52:1:	LOT 19		
XFOB:50:1:	LOT 18		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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= W44 S12 E44 N12\$.											

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

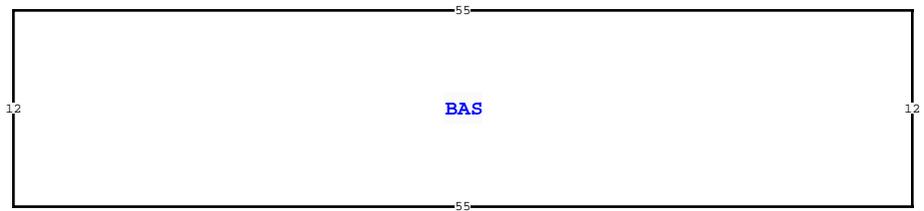
BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual Units	01	CONV 100 0 100	
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	660	100	
TOTALS	660		12,002

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	660	72.1650	45.46	30,004	1965	1965	0	0	60.00	40.00												
16 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr																							
																							
<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></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 16 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
BLDG: 36:1:	LOT 46		
XFOB: 36:1:	LOT 10		
XFOB: 35:1:	LOT 9		
BLDG: 35:1:	LOT 42		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
448 NW RIDGEWOOD AVE, LAKE CITY											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W55 S12 E55 N12\$.											

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual Units	01	CONV	100 0 100
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	612	100	
TOTALS	612		8,377

MARKET ADJUSTMENTS																						
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND											
0800	02	612	54.3150	34.22	20,943	1965	1965	0	0	60.00	40.00											
17 MOBILE HME 0% - 0 Heated Area: 612 HX Base Yr																						
<table border="1" style="width: 100%;"> <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></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>											BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																				
XF DATE		LAND DATE																				
INC DATE		AG DATE																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	487,021		
TOTAL MARKET OB/XF VALUE	224,200		
TOTAL LAND VALUE - MARKET	543,660		
TOTAL MARKET VALUE	1,254,881		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,254,881		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,254,881		
TOTAL JUST VALUE	1,254,881		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	1,232,694		
BLDG: 34:1: LOT 40			
XFOB: 34:1: LOT 8			
XFOB: 33:1: LOT 7			
BLDG: 33:1: LOT 39			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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

BUILDING NOTES										

BUILDING DIMENSIONS										
BAS= W51 S12 E51 N12\$.										

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 SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR 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 Units	01	CONV	100
		0	100
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	
TOTALS	952		952 25,026

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	952	104.3100	65.72	62,565	1985	1985	0	0	60.00	40.00												
49 MOBILE HME 0% - 0 Heated Area: 952 HX Base Yr																							
<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></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
XF DATE		LAND DATE																					
INC DATE		AG DATE																					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 19 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
BLDG:30:1:	LOT 35		
BLDG:29:1:	LOT 34		
XFOB:29:1:	LOT 5		
BLDG:28:1:	LOT 32		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
448 NW RIDGEWOOD AVE, LAKE CITY											

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W68 S14 E68 N14\$.			

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 SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

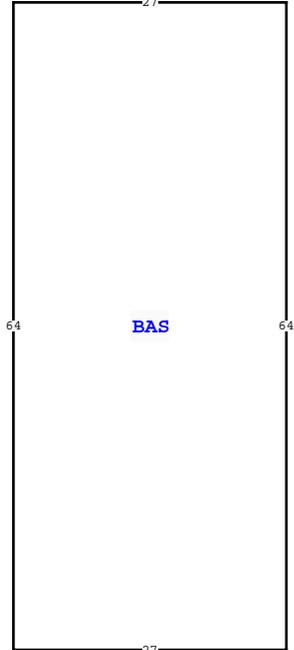
HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL	100
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
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,728	100	
TOTALS	1,728		1,728 38,797

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
51	MOBILE HME	0%	- 0								
				Heated Area: 1728							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 21 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
XFOB:26:1:	LOT 2		
BLDG:25:1:	LOT 27		
BLDG:24:1:	LOT 26		
XFOB:24:1:	SKYL MH		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	OB/XF MKT VALUE	NOTES				
						0					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W27 S64 E27 N64\$.											

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 SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	2024
TOTALS	924		21,662

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	93.0240	58.61	54,156	1995	1995	0	0	60.00	40.00
55 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 25 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
XFOB:109:1:	LOT 64		
XFOB:108:1:	LOT 63		
XFOB:107:1:	LOT 62		
XFOB:106:1:	LOT 61		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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												
448 NW RIDGEWOOD AVE, LAKE CITY																												
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">BLD DATE</td> <td style="width: 25%;"></td> <td style="width: 25%;">LGL DATE</td> <td style="width: 25%;"></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>																	BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																										
XF DATE		LAND DATE																										
INC DATE		AG DATE																										

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2024;ORIG=10,10] S14 E66 N14 W66 \$			

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 SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	2024
TOTALS	1,404		1,404
			32,309

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
57	MOBILE HME	0%	- 2024								
Heated Area: 1404					HX Base Yr						
BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 27 of 28
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			487,021
TOTAL MARKET OB/XF VALUE			224,200
TOTAL LAND VALUE - MARKET			543,660
TOTAL MARKET VALUE			1,254,881
SOH/AGL Deduction			0
ASSESSED VALUE			1,254,881
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,254,881
TOTAL JUST VALUE			1,254,881
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,232,694
XFOB:101:1: LOT 57			
XFOB:100:1: LOT 56			
LAND:1:1: 7.64 ACRES ON EAST SIDE OF RIDGEVIEW.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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
448 NW RIDGEWOOD AVE, LAKE CITY																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=10,10] S26 E52 N13 E4 N13 W56 \$

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

