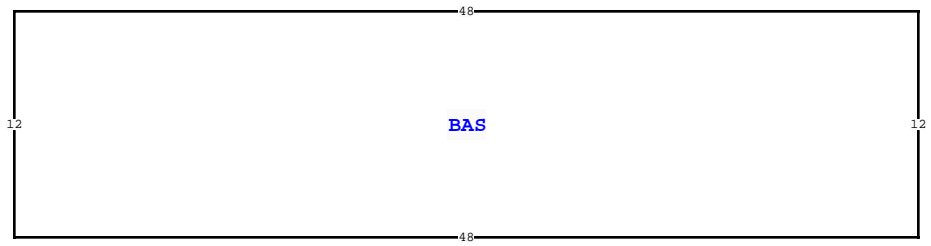


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
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	576	100	
TOTALS	576		10,442

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	576	75.5280	45.32	26,104	1968	1968	0	0	60.00	40.00												
2 MOBILE HME 0% - 2025 Heated Area: 576 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>05/14/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	05/14/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	05/14/2026																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 10	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		120,266	
TOTAL MARKET OB/XF VALUE		68,800	
TOTAL LAND VALUE - MARKET		172,800	
TOTAL MARKET VALUE		361,866	
SOH/AGL Deduction		0	
ASSESSED VALUE		361,866	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		361,866	
TOTAL JUST VALUE		361,866	
NCON VALUE		43,914	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,152	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00254			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/105	10/21/2024	WD	Q	I	01	383,000
GRANTOR: GOODSON BERNARD E						
GRANTEE: MI03 PROPERTY LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S12 E48 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
1	0259	MHP HOOKUP	0	0	0	16.00	UT	4,300.00	4,300.00	100	1993	1993	3	100	68,800	

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	0210	C	TRLR PARK	0		*RMF-1	0.00	0.00	5.40	AC		1.00	1.00	1.00	32,000.00	32,000.00	172,800							

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	26 ALM SIDING 100				
Roof Structur	01 FLAT 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	04 PLYWOOD 100				
Interior Floo	14 CARPET 90				
Interior Floo	08 SHT VINYL 10				
Air Condition	02 WINDOW 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	1 100				
Bathrooms	1 100				
Stories	1. 1. 100				
Architectual	01 CONV 100				
Units	0 100				
Condition Adj	01 01 100				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	8,571
TOTALS	480			480	8,571

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	480	74.4040	44.64	21,427	1968	1968	0	0	60.00	40.00	
3 MOBILE HME 0% - 2025			Heated Area: 480				HX Base Yr					

BAS

COLUMBIA COUNTY PROPERTY		PAGE 2 of 10	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	120,266		
TOTAL MARKET OB/XF VALUE	68,800		
TOTAL LAND VALUE - MARKET	172,800		
TOTAL MARKET VALUE	361,866		
SOH/AGL Deduction	0		
ASSESSED VALUE	361,866		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	361,866		
TOTAL JUST VALUE	361,866		
NCON VALUE	43,914		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	307,152		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/105	10/21/2024	WD	Q	I	01	383,000
GRANTOR: GOODSON BERNARD E						
GRANTEE: MI03 PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 S12 E40 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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		3 100	
Bathrooms		1 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE		2802	MH PARK
MAP NUM			MKT AREA 06
NEIGHBORHOOD/LOC		31317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	744	100	
TOTALS	744		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	744	80.1090	48.07	35,764	1971	1971	0	0	60.00	40.00	
9 MOBILE HME			0% - 2025	Heated Area: 744			HX Base Yr					
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
284 NW RIDGEWOOD AVE, LAKE CITY												
05/14/2026 MLU												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 8 of 10
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			120,266
TOTAL MARKET OB/XF VALUE			68,800
TOTAL LAND VALUE - MARKET			172,800
TOTAL MARKET VALUE			361,866
SOH/AGL Deduction			0
ASSESSED VALUE			361,866
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			361,866
TOTAL JUST VALUE			361,866
NCON VALUE			43,914
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,152
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1526/105	10/21/2024	WD Q	I 01
GRANTOR: GOODSON BERNARD E			SALE PRICE
GRANTEE: MI03 PROPERTY LLC			383,000
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W62 S12 E62 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
TOTALS 744 744 14,306												

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

