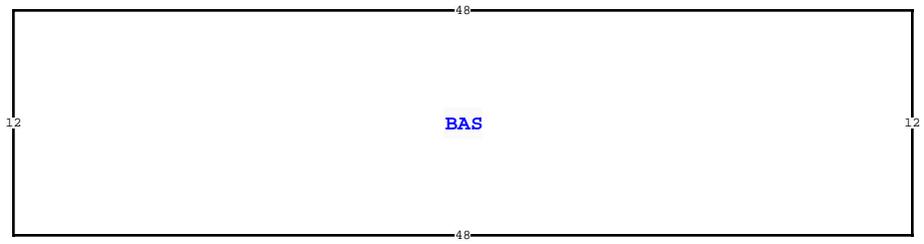


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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		10,962

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	47.58	27,406	1968	1968		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></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		PAGE 1 of 10	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			126,275
TOTAL MARKET OB/XF VALUE			68,800
TOTAL LAND VALUE - MARKET			162,000
TOTAL MARKET VALUE			357,075
SOH/AGL Deduction			0
ASSESSED VALUE			357,075
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			357,075
TOTAL JUST VALUE			357,075
NCON VALUE			46,107
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	30,000.00	30,000.00	162,000							















COMM SW COR OF NW1/4, RUN S 207.  
 FT FOR POB, CONT E 200 FT TO W L  
 RIDGEWOOD AVE, N 789.38 FT, W 40

MI03 PROPERTY LLC  
 6900 DANIELS PKWY 29-325  
 FORT MYERS, FL 33912

2026

31-3S-17-06187-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 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		2 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
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	784	100	2026
TOTALS	784		20,309

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%	- 2026									
				Heated Area: 784								
					HX Base Yr							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2026</span> </div>												
<div style="display: flex; justify-content: space-between;"> <span>BLD DATE</span> <span>LGL DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>XF DATE</span> <span>LAND DATE</span> </div> <div style="display: flex; justify-content: space-between;"> <span>INC DATE</span> <span>AG DATE</span> </div>												

L	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

EXTRA FEATURES		284 NW RIDGEWOOD AVE, LAKE CITY															
TOTALS	784																

COLUMBIA COUNTY PROPERTY		PAGE 9 of 10	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
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NCON VALUE			46,107
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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=[YR=2026;ORIG=10,10] S14 E56 N14 W56 \$	

LAND DESCRIPTION										TOTAL OB/XF										0				
L	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

