

COMM NE COR OF SEC, W 520.35 FT
SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

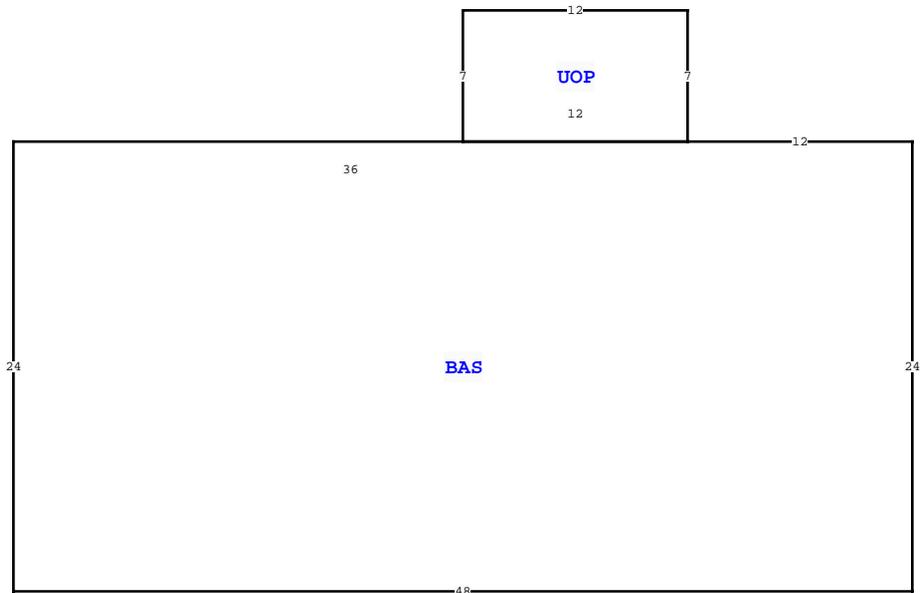
2026

33-3S-16-02440-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
03	03				
2802	MH PARK				
	MAP NUM	MKT AREA	06		
	NEIGHBORHOOD/LOC	33316.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	29,496
UOP	84	25		21	538
TOTALS	1,236			1,173	30,034

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,173	101.6100	64.01	75,084	1982	1982	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 10	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			275,573
TOTAL MARKET OB/XF VALUE			44,764
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			500,337
SOH/AGL Deduction			0
ASSESSED VALUE			500,337
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			500,337
TOTAL JUST VALUE			500,337
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046120	Mobile Home		12/16/2022
000042914	Mobile Home		10/07/2021
000042915	Mobile Home		10/07/2021
39930	M H	0	06/11/2020
39435	M H	0	03/11/2020
36513	RECONNECT	75	03/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

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	0	10.00	UT	4,300.00	4,300.00	100	1993	1993	3	100	43,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0255	MBL HOME S	0	0	47	12	564.00	UT	1.00	1.00	100	0	0	3	100	564	
4	0285	SALVAGE	0	0	56	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0285	SALVAGE	0	0	52	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	

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		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000									
2	2810	C	MH PARK	0		00	0.00	0.00	18.00	AC		1.00	1.00	0.75	8,000.00	6,000.00	108,000									

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P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
26	ALM SIDING 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
03	FORCED AIR 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
03	03				
2802	MH PARK				
	MKT AREA		06		
	33316.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	26,083
TOTALS	1,056			1,056	26,083

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	1,056	98.0100	61.75	65,208	1990	1990	0	0	60.00	40.00												
4 MOBILE HME 0% - 0 Heated Area: 1056 HX Base Yr																							
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																							
<table border="1" style="width: 100%;"> <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>04/09/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
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COLUMBIA COUNTY PROPERTY			
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ASSESSED VALUE		500,337	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		500,337	
TOTAL JUST VALUE		500,337	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,223	
SALE:2:1: 7.0 - 33.27 ACRES			
BLDG:10:1: LOT 13			
SALE:1:1: 27.11 ACRES			
PRMT:1:1: 12X60			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
7938	M H	100	12/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
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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
297 NW PARK DR, LAKE CITY																	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W44 S24 E44 N24\$.											

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

