

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

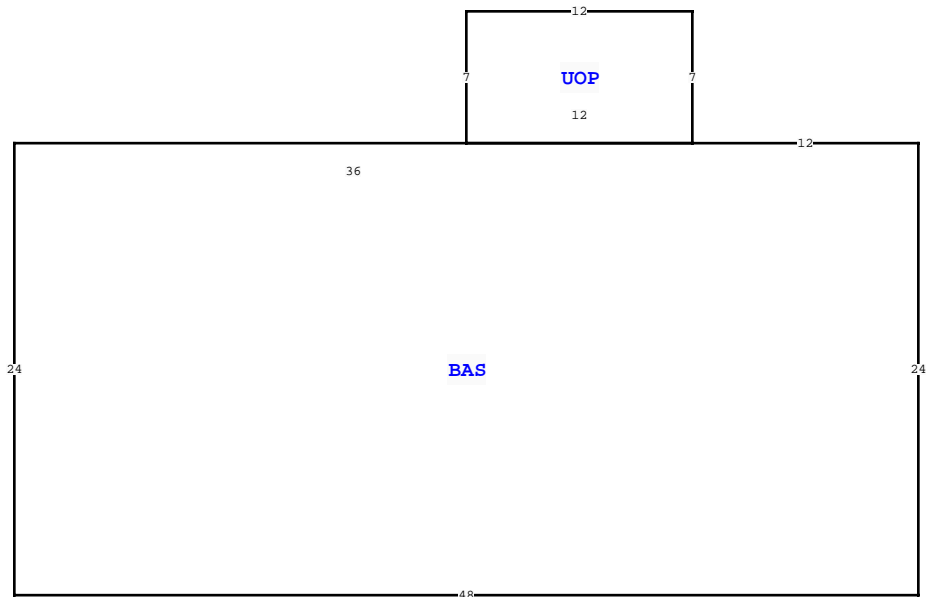
2026

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				
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	1,152	100		1,152	28,095
UOP	84	25		21	512
TOTALS	1,236			1,173	28,607

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	60.97	71,518	1982	1982	0	0	60.00	40.00
1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr											



COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 10	
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		262,459		
TOTAL MARKET OB/XF VALUE		44,764		
TOTAL LAND VALUE - MARKET		180,000		
TOTAL MARKET VALUE		487,223		
SOH/AGL Deduction		0		
ASSESSED VALUE		487,223		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		487,223		
TOTAL JUST VALUE		487,223		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		487,223		
XFOB:3:1: PERMITTED FOR 10 SITES ONLY				
BLDG:7:1: LOT 8				
PRMT:6:1: LOT 9				
BLDG:6:1: LOT 6				
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 / 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				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W12 UOP= N7 W12 S7 E12\$ W36 S24 E48 N24\$.				

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	
TOTALS															44,764		

LAND DESCRIPTION																								
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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2026

33-3S-16-02440-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 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	03	03 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	924	100	21,337
TOTALS	924		21,337

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	924	96.2100	57.73	53,343	1985	1985	0	0	60.00	40.00		
3 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr													
297 NW PARK DR, LAKE CITY													
				BLD DATE					LGL DATE	04/09/2025 MLU			
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 10
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			262,459
TOTAL MARKET OB/XF VALUE			44,764
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			487,223
SOH/AGL Deduction			0
ASSESSED VALUE			487,223
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			487,223
TOTAL JUST VALUE			487,223
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,223
BLDG:5:1: LOT E			
XFOB:4:1: LOT 9			
PRMT:3:1: LOT H LC MH PARK			
BLDG:2:1: LOT C RP007307			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18758	RECONNECT	50	09/21/2001
13480	M H	125	01/08/1998
12813	M H	125	07/24/1997
12090	M H	125	01/30/1997
11230	M H	125	05/31/1996
8165	M H	125	03/15/1994

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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

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P O BOX 3338
LAKE CITY, FL 32056

2026

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ELEMENT		CD	CONSTRUCTION		
Exterior Wall	26	ALM	SIDING	100	
Roof Structur	03	GABLE/HIP	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	03	FORCED AIR	100		
Bedrooms	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectual	01	CONV	100		
Units	0 100				
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	03	03			
DOR CODE	2802MH 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	1,056	100		1,056	24,841
TOTALS	1,056			1,056	24,841

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	58.81	62,103	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; padding: 10px; text-align: center;"> <p>44</p> <p>24</p> <p>BAS</p> <p>44</p> </div>											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/09/2025		MLU			

COLUMBIA COUNTY PROPERTY				PAGE 3 of 10	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 2	
BUILDING MARKET VALUE				262,459	
TOTAL MARKET OB/XF VALUE				44,764	
TOTAL LAND VALUE - MARKET				180,000	
TOTAL MARKET VALUE				487,223	
SOH/AGL Deduction				0	
ASSESSED VALUE				487,223	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				487,223	
TOTAL JUST VALUE				487,223	
NCON VALUE				0	
INCOME VALUE				0	
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						
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									
297 NW PARK DR, 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>04/09/2025</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	04/09/2025	INC DATE		AG DATE	
BLD DATE		LGL DATE																								
XF DATE		LAND DATE	04/09/2025																							
INC DATE		AG DATE																								

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

COMM NE COR OF SEC, W 520.35 FT
 SW 483.39 FT, SE 201.14 FT, SW 1
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2026

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ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
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		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	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	33316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
TOTALS	1,620			1,620	45,062

MARKET ADJUSTMENTS																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND						
12	MOBILE HME	0%	- 2021														
Heated Area: 1620						HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																	
BLD DATE			XF DATE			INC DATE			LGL DATE			LAND DATE			AG DATE		
									04/09/2025			MLU					

EXTRA FEATURES																	
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
297 NW PARK DR, LAKE CITY																	
TOTAL OB/XF 0																	

LAND DESCRIPTION												TOTAL OB/XF													
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COLUMBIA COUNTY PROPERTY		PAGE 8 of 10	2
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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
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TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		487,223	
TOTAL JUST VALUE		487,223	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,223	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=10,10] E60 S27 W60 N27 \$	

