BEG NE COR OF SE1/4 OF NE1/4, RU
W R/W OF RD, S 260 FT FOR POB, R
FT, NE 217 FT, W 370 FT, S 548 F

LAKE CITY RV PARK & RESORT LLC
4039 US HIGHWAY 90 W
LAKE CITY, FL 32055

2027

33-3S-16-02444-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	3600	CAMPS	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

108 NW BENGI LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	121,250
TOTAL LAND VALUE - MARKET	544,282
TOTAL MARKET VALUE	665,532
SOH/AGL Deduction	0
ASSESSED VALUE	665,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	665,532
TOTAL JUST VALUE	665,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	665,532

XFOB:8:1: LOT 6 PARKWOOD
XFOB:7:1: LOT 5 NEWMAN MH
XFOB:6:1: LOT 4 VANGUARD MH
XFOB:5:1: LOT 3 BELMONT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046572	Electrical Servic	20,000	02/22/2023
000046479	Electrical Servic	20,000	02/08/2023
000046480	Electrical Servic	20,000	02/08/2023
000046481	Electrical Servic	20,000	02/08/2023
7051	M H	60	04/15/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1618	9/03/2025	WD	Q	I	05	1,200,000
GRANTOR: ASHMANN HOLDINGS LLC						
GRANTEE: LAKE CITY RV PARK &						
1427/1782	12/23/2020	WD	Q	I	01	550,000
GRANTOR: LAKE CITY MOBILE HOME						
GRANTEE: ASHMANN HOLDINGS LL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	9920	RV SITE	0	0	0	0	25.00	UT	5,000.00	5,000.00	100	2024	2023		97	121,250	

LAND DESCRIPTION

TOTAL OB/XF 121,250

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2820	C	RV PARK	0		CHI	0.00	0.00	155,509.00	SF		1.00	1.00	1.00	3.50	3.50	544,282							

REVIEW DATE 01/06/2026 BY TP Total Acres: 3.57 Total Land Value: 544,282 Market: 0 Agricultural: 0 Common: 544,282 PRINTED 11/16/2026 BY SYS