

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 A
 LOT 10 BLOCK 2 HIGHLAND ESTATES
 AS: BEG NE COR OF SAID BLOCK 2,

EAST LAKE CITY, LLC
 295 NIAGARA AVE
 ORANGE CITY, FL 32763

2026

33-3S-17-06500-001


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.090 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	
TOTALS	1,152		1,152 21,257

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2023								
				Heated Area:	1152			HX Base Yr			

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 12	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			397,386
TOTAL MARKET OB/XF VALUE			51,600
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			480,986
SOH/AGL Deduction			0
ASSESSED VALUE			480,986
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			480,986
TOTAL JUST VALUE			480,986
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			487,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050744	Electrical Servic	0	09/06/2024
000047775	Mobile Home		07/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/2771	10/31/2022	WD	U	I	11	0
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: EAST LAKE CITY, LLC						
1478/1448	10/31/2022	WD	U	I	37	525,000
GRANTOR: OLISA PROPERTIES, LLC						
GRANTEE: EAST LAKE CITY, LLC						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W48 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	12.00	UT	4,300.00	4,300.00	100	2023	1988		100	51,600	

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		RSF/MR	71.00	280.00	8.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	32,000							

