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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

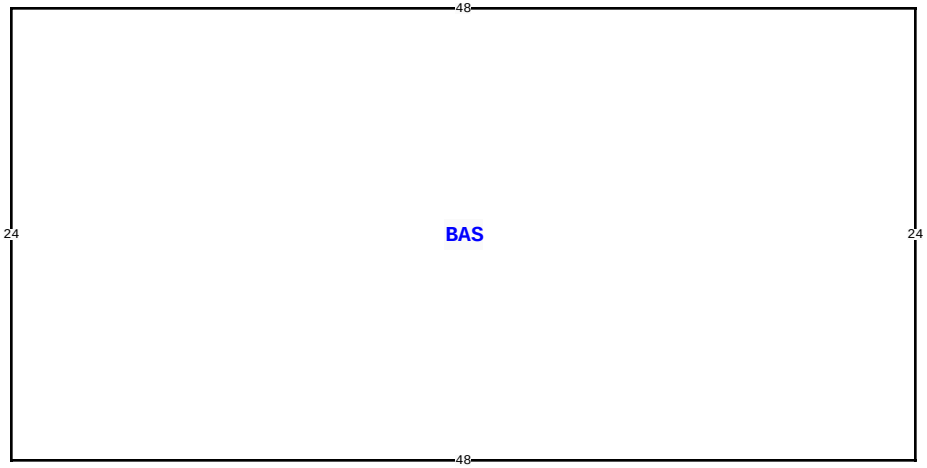
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	21,257
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
0800	02	1,152	76.8825	46.13	53,142	1997	1997	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1152 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 12 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 N24$.

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	0259	MHP HOOKUP	0	0	0	0	12.00	UT	4,300.00	4,300.00	100	2023	1988		100	51,600	

LAND DESCRIPTION

TOTAL OB/XF 51,600

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	0210	C	TRLR PARK	0		RSF/MH	71.00	280.00	8.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	32,000							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

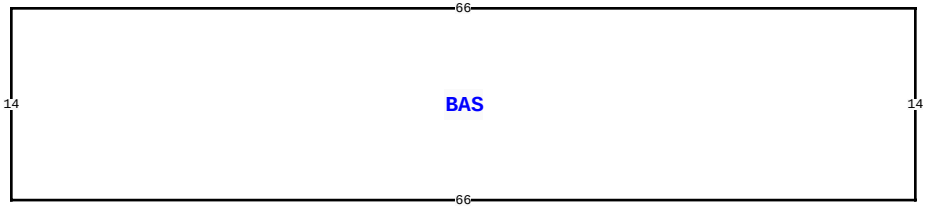
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,407
TOTALS	924			924	21,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	96.5295	57.92	53,518	1999	1999	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 12 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

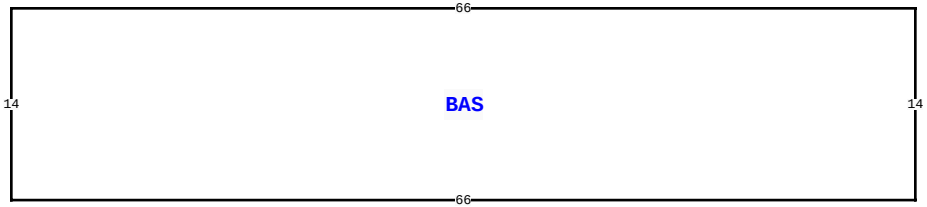
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	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	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,701
TOTALS	924			924	15,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	70.8075	42.48	39,252	1999	1999	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E66 N14 $
.

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

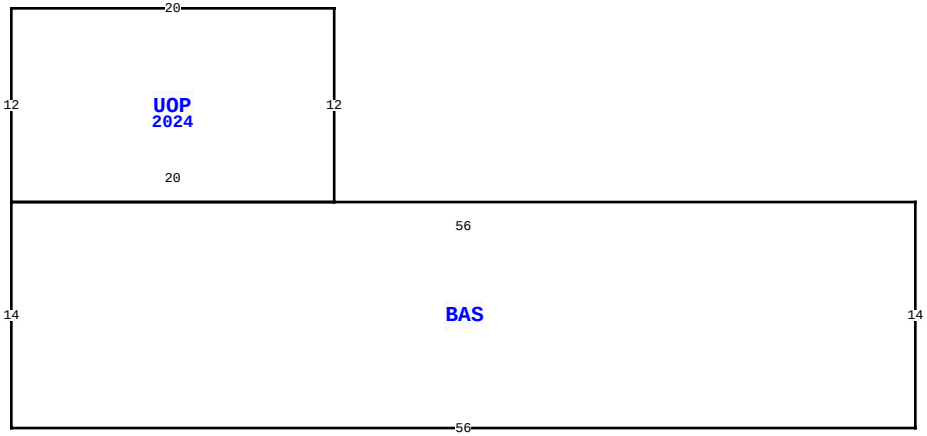
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	12,306
UOP	240	25	2024	60	942
TOTALS	1,024			844	13,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	844	65.4075	39.24	33,119	1984	1984	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S14 E56 N14 $
UOP=[YR=2024;ORIG=-56,-12] S12 E20 N12 W20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

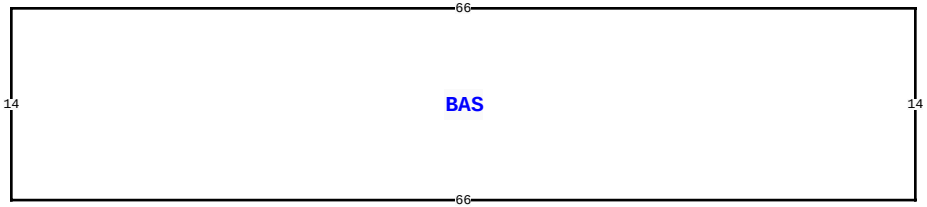
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,852
TOTALS	924			924	15,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	71.4825	42.89	39,630	1991	1991	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W66 S14 E66 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

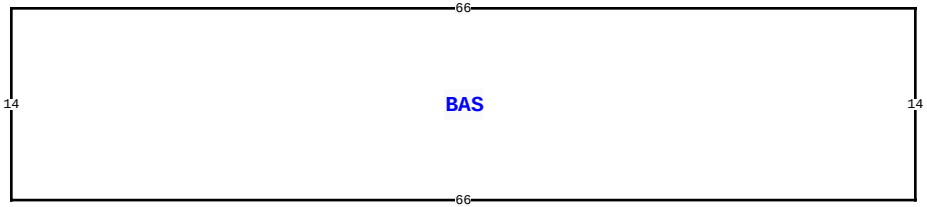
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,382
TOTALS	924			924	19,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	87.3990	52.44	48,455	1988	1988	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 12 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

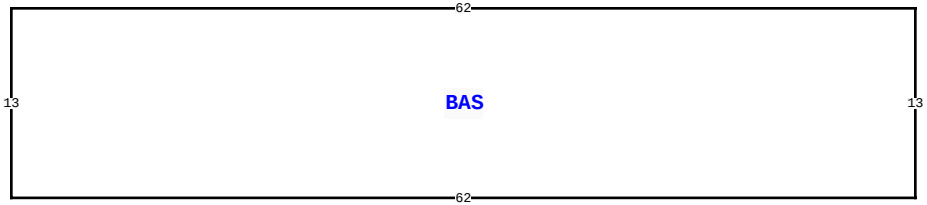
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100		806	12,783
TOTALS	806			806	12,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	806	66.0825	39.65	31,958	1983	1983	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2023 Heated Area: 806 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 12 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W62 S13 E62 N13 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

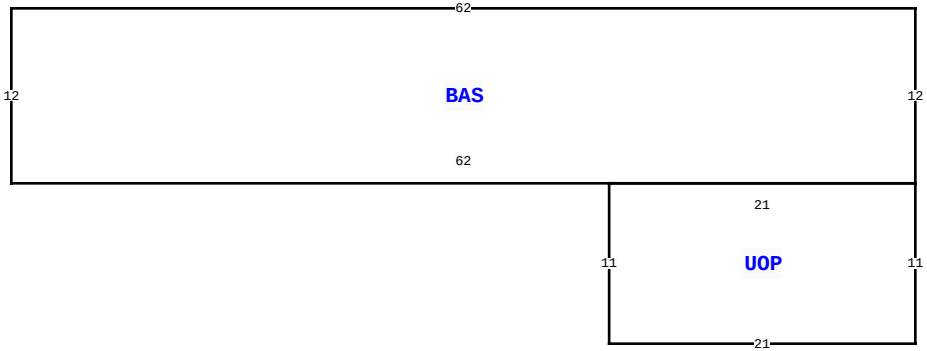
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	11,800
UOP	231	25		58	920
TOTALS	975			802	12,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	802	66.0825	39.65	31,799	1984	1984	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2023 Heated Area: 744 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 12 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W62 S12 E62 N12 $
UOP=[ORIG=-21,12] S11 E21 N11 W21 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

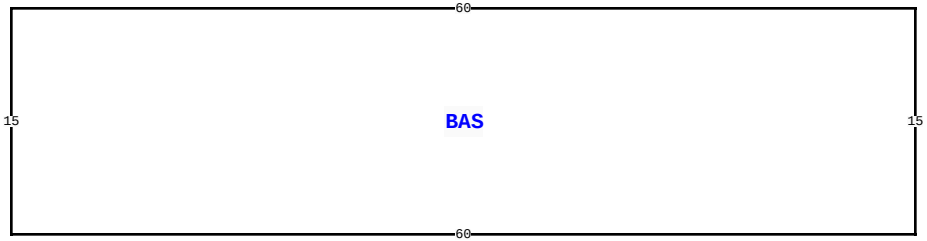
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	0	100		0	0
BAS	900	100		900	49,376
TOTALS	900			900	49,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	900	107.2550	99.75	89,775	2007	2007	0	0	0	45.00	55.00

9 MANUF 1 0% - 2023 Heated Area: 900 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 9 of 12 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] E60 S15 W60 N15 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

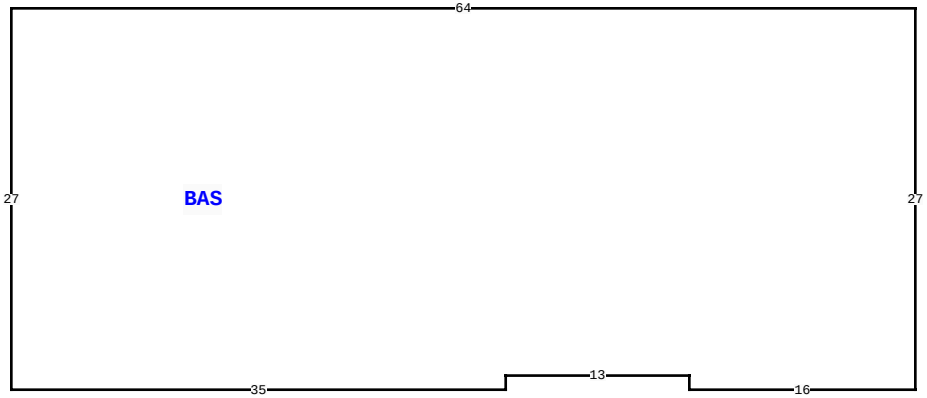
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	00	N/A 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,715	100		1,715	160,356
TOTALS	1,715			1,715	160,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,715	108.1100	100.54	172,426	2021	2021	0	0	0	7.00	93.00

10 MANUF 1 0% - 2023 Heated Area: 1715 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 10 of 12 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] S27 E35 N1 E13 S1 E16 N27 W64 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

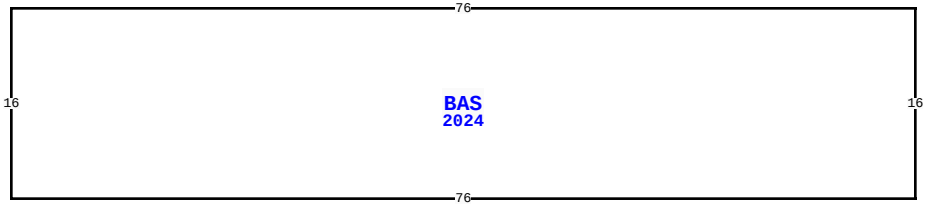
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2024	1,216	29,918
TOTALS	1,216			1,216	29,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	102.5100	61.51	74,796	1999	1999	0	0	0	60.00	40.00

11 MOBILE HME 0% - 2024 Heated Area: 1216 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 12 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S16 E76 N16 W76 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

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

2027

33-3S-17-06500-001

BUILDING CHARACTERISTICS

ELEMENT	CD	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	01	NONE 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK

MAP NUM | MKT AREA 07

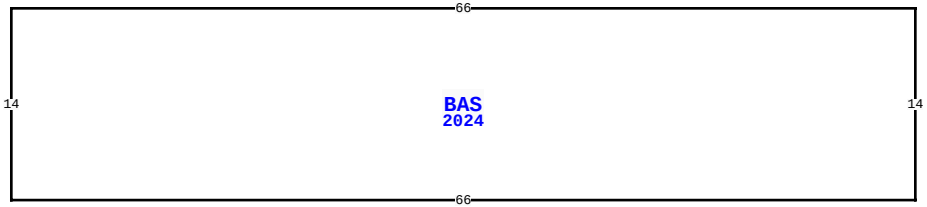
NEIGHBORHOOD/LOC 33317.090 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	23,133
TOTALS	924			924	23,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	104.3100	62.59	57,833	1995	1995	0	0	0	60.00	40.00

12 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



170 NE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	
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	395,133
TOTAL MARKET OB/XF VALUE	51,600
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	478,733
SOH/AGL Deduction	0
ASSESSED VALUE	478,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	478,733
TOTAL JUST VALUE	478,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	480,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S14 E66 N14 W66 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/06/2024 BY tommy Total Acres: 1.74 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS