(AKA PRCL 1 DESC AS):
COMM AT PT OF INTERS OF E LINE O
LINE OF US-90, SAID PT BEING ON

MH LAND LEASE LLC
600 PACKARD COURT
SAFETY HARBOR, FL 34695

2027

34-3S-16-02485-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

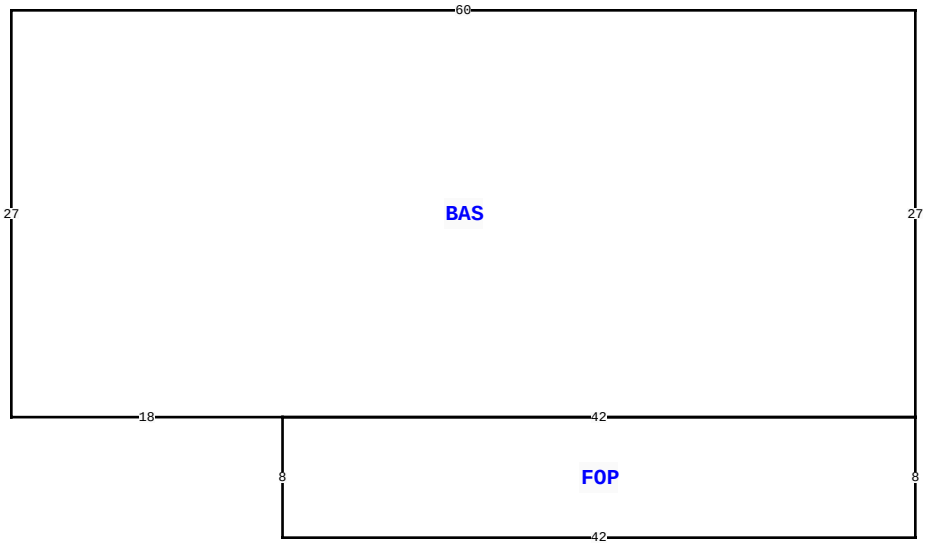
DOR CODE 2710 MH SALES LOT
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 34316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	84,282
FOP	336	30		101	5,255
TOTALS	1,956			1,721	89,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,721	121.2120	89.70	154,374	1996	1996	0	0	0	42.00	58.00

4 OFFICE LOW 0% - 0 Heated Area: 1620 HX Base Yr



216 NW HARVEY WAY, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 05/12/2026 MLU
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
1	0260	PAVEMENT-A	0	0	0	0	5,520.00	UT	1.60	1.60	100	2013	2013	3	100	8,832	
2	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	
4	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2022	2021		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	89,537
TOTAL MARKET OB/XF VALUE	11,232
TOTAL LAND VALUE - MARKET	1,590,243
TOTAL MARKET VALUE	1,691,012
SOH/AGL Deduction	0
ASSESSED VALUE	1,691,012
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,691,012
TOTAL JUST VALUE	1,691,012
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,691,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046704	Electrical Servic	150	03/09/2023
468	SFR	300	10/30/2012
53	REMODEL	50	02/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0710	1/11/2019	WD	U	I	30	1,264,700
GRANTOR: W R J SALES INC						
GRANTEE: MH LAND LEASE LLC						
1208/1423	1/12/2011	WD	U	V	11	100
GRANTOR: WESTFIELD INVESTMENT						
GRANTEE: W R J SALES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S27 E18 FOP= S8 E42 N8 W42$ E42 N27$.

LAND DESCRIPTION

TOTAL OB/XF 11,232

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	2828	C	MH SALES	0		00	0.00	0.00	98,074.00	SF		1.00	1.00	1.30	11.00	14.30	1,402,458							
2	1000	C	VACANT COMME	0		00	0.00	0.00	83,460.00	SF		1.00	1.00	1.50	1.50	2.25	187,785							

REVIEW DATE 03/18/2026 BY ME Total Acres: 4.17 Total Land Value: 1,590,243 Market: 0 Agricultural: 0 Common: 1,590,243 PRINTED 11/16/2026 BY SYS