COMM INTERS W LINE OF SW1/4 OF S
CR-252, RUN N 63 DEG E ALONG R/W
FT TO PT OF A CURVE, E'LY ALONG

ROYALS MOBILE HOME SALES & SERVICE INC
550 SW GABRIEL PL
LAKE CITY, FL 32024

2027

34-3S-16-02489-000

BUILDING CHARACTERISTICS

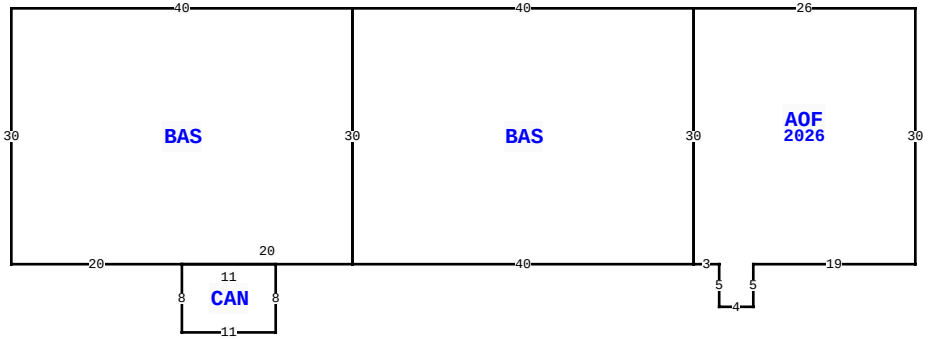
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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
AOF	800	150	2026	1,200	22,638
BAS	1,200	100		1,200	22,638
BAS	1,200	100		1,200	22,638
CAN	88	30		26	491
TOTALS	3,288			3,626	68,404

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	3,626	75.9200	26.57	96,343	2002	2002	0	0	0	29.00	71.00

1 PREF M B S 0% - 0 Heated Area: 3200 HX Base Yr



4068 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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
1	0260	PAVEMENT-A	0	0	0	0	4,353.00	UT	0.90	0.90	100	1996	1996	3	100	3,918	
2	0260	PAVEMENT-A	0	0	42	10	420.00	UT	1.10	1.10	100	2003	2003	3	100	462	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,741
TOTAL MARKET OB/XF VALUE	4,380
TOTAL LAND VALUE - MARKET	1,096,320
TOTAL MARKET VALUE	1,217,441
SOH/AGL Deduction	0
ASSESSED VALUE	1,217,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,217,441
TOTAL JUST VALUE	1,217,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,217,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052429	Signs - New or Ex	12,000	02/25/2025
35754	PUMP/UTPOL	50	08/31/2017
20314	COMMERCIAL	125	01/13/2003
20179	COMMERCIAL	100	11/25/2002
19722	COMMERCIAL	125	07/09/2002
11501	COMMERCIAL	125	08/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/1235	10/31/2002	WD	Q	I		495,000
GRANTOR: GOODSON, BLOODWORTH &						
GRANTEE: ROYALS MOBILE HOMES						
0822/1056	4/15/1996	WD	Q	I	03	88,670
GRANTOR: BLOODWORTH & GOODSON						
GRANTEE: BRUCE & BERNARD GOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S30 E40 N30 $
BAS=[ORIG=-40,0] W40 S30 E20 E20 N30 $
CAN=[ORIG=-60,30] S8 E11 N8 W11 $
AOF=[YR=2026;ORIG=0,0] E26 S30 W19 S5 W4 N5 W3 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,380

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	90,605.00	SF		1.00	1.00	1.10	11.00	12.10	1,096,320							

REVIEW DATE 03/18/2026 BY TP Total Acres: 2.08 Total Land Value: 1,096,320 Market: 0 Agricultural: 0 Common: 1,096,320 PRINTED 11/16/2026 BY SYS

COMM INTERS W LINE OF SW1/4 OF S
CR-252, RUN N 63 DEG E ALONG R/W
FT TO PT OF A CURVE, E'LY ALONG

ROYALS MOBILE HOME SALES & SERVICE INC
550 SW GABRIEL PL
LAKE CITY, FL 32024

2027

34-3S-16-02489-000

BUILDING CHARACTERISTICS

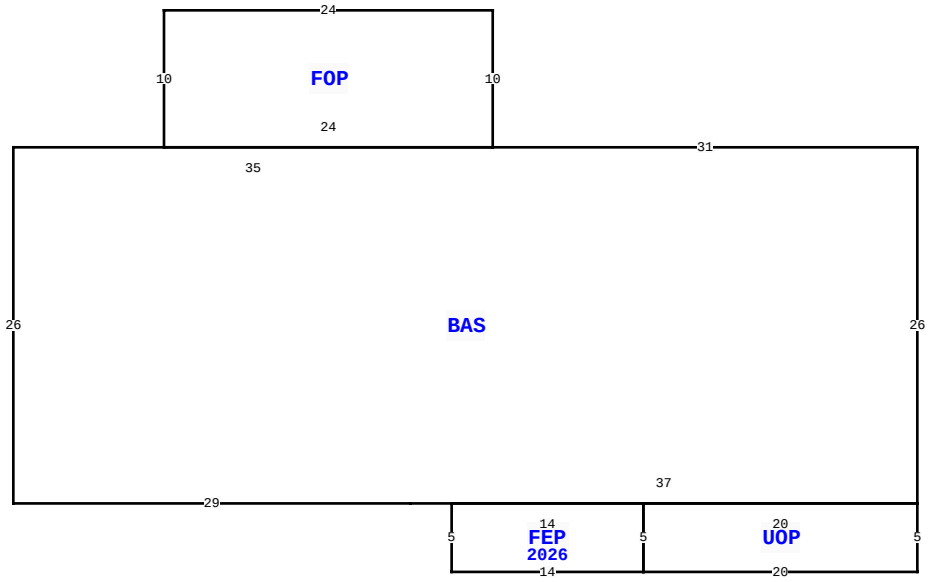
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		9 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
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	1,716	100		1,716	44,499
FEP	70	80	2026	56	1,452
FOP	240	30		72	1,867
UOP	100	20		20	519
TOTALS	2,126			1,864	48,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	04	1,864	108.0450	64.83	120,843	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1716 HX Base Yr



4068 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	116,741
TOTAL MARKET OB/XF VALUE	4,380
TOTAL LAND VALUE - MARKET	1,096,320
TOTAL MARKET VALUE	1,217,441
SOH/AGL Deduction	0
ASSESSED VALUE	1,217,441
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,217,441
TOTAL JUST VALUE	1,217,441
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,217,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/1235	10/31/2002	WD	Q	I		495,000
GRANTOR: GOODSON, BLOODWORTH &						
GRANTEE: ROYALS MOBILE HOMES						
0822/1056	4/15/1996	WD	Q	I	03	88,670
GRANTOR: BLOODWORTH & GOODSON						
GRANTEE: BRUCE & BERNARD GOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W31 W35 S26 E29 E37 N26 $
FOP=[ORIG=-31,0] N10 W24 S10 E24 $
UOP=[ORIG=-20,26] S5 E20 N5 W20 $
FEP=[YR=2026;ORIG=-34,26] E14 S5 W14 N5 $
.

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 03/18/2026 BY TP Total Acres: 2.08 Total Land Value: 1,096,320 Market: 0 Agricultural: 0 Common: 1,096,320 PRINTED 11/16/2026 BY SYS