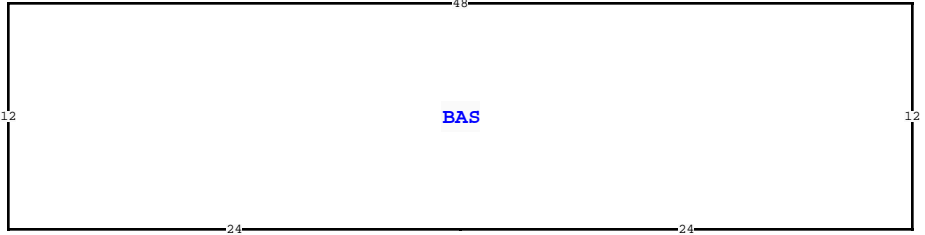




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
TOTALS	576		3,769

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0800	02	576	54.5400	32.72	18,847	1972	1972	0	0	20	60.00	20.00	
3 MOBILE HME 0% - 0 Heated Area: 576 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 14
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		916,392	
TOTAL MARKET OB/XF VALUE		67,400	
TOTAL LAND VALUE - MARKET		55,500	
TOTAL MARKET VALUE		1,039,292	
SOH/AGL Deduction		79,987	
ASSESSED VALUE		959,305	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		959,305	
TOTAL JUST VALUE		1,039,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,058,995	
BLDG:8:1: LOT 170			
XFOB:1:1: SEE NOTE SCREEN /11 MH SOLD ORB 759-1			
XFOB:9:1: SEABREEZE MH			
BLDG:9:1: LOT 10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
39270	PUMP/UTPOL	0	02/10/2020
38475	M H	325	08/16/2019
38476	M H	325	08/16/2019
38477	M H	325	08/16/2019
38478	M H	325	08/16/2019
38479	M H	325	08/16/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD	Q	I	01	195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC	U	I	11	100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

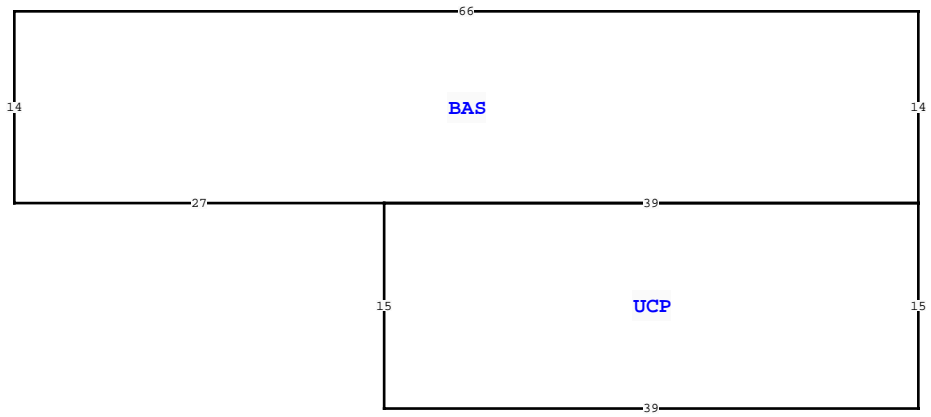
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0259	MHP HOOKUP	0	0	0	0	14.00	UT	4,300.00	4,300.00	100	0	0	3	100	60,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 67,400																	

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/MH	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							
2	0210	C	TRLR PARK	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UCP	585	20	
TOTALS	1,509		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,041	88.1100	52.87	55,038	1981	1981	0	0	60.00	40.00
4 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr											



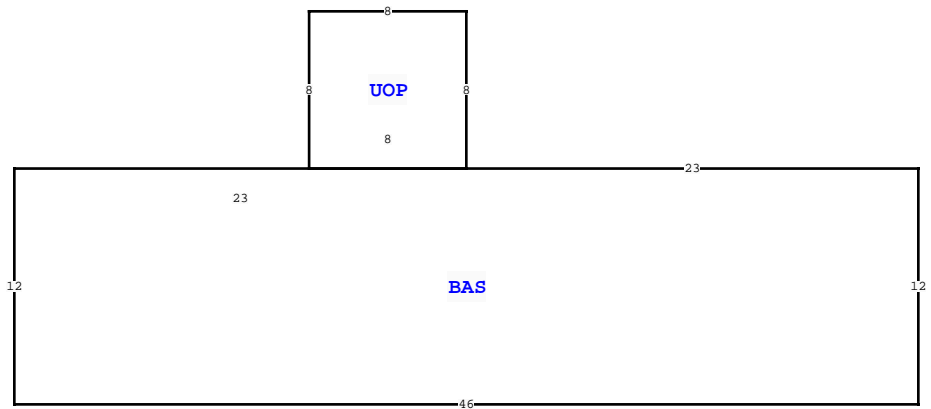
COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 14
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			916,392
TOTAL MARKET OB/XF VALUE			67,400
TOTAL LAND VALUE - MARKET			55,500
TOTAL MARKET VALUE			1,039,292
SOH/AGL Deduction			79,987
ASSESSED VALUE			959,305
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			959,305
TOTAL JUST VALUE			1,039,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,058,995
XFOB:8:1: MARION MH			
XFOB:7:1: CHAMPION MH			
XFOB:6:1: MARY JO MH			
BLDG:5:1: LOT 6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
38480	M H	325	08/16/2019
37699	M H	325	01/31/2019
25891	M H	275	06/06/2007
25817	M H	275	05/16/2007
24468	M H	275	05/05/2006
24469	M H	275	05/05/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1363/0396	6/22/2018	WD Q	I 01
GRANTOR: CHRISTIAN J HERNANDEZ		SALE PRICE	
GRANTEE: CCF PROPERTIES LLC		195,000	
1314/1232	5/03/2016	QC U	I 11
GRANTOR: JOSE R & REINA CARRAN		100	
GRANTEE: CHRISTIAN J HERNAND			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W66 S14 E27 UCP= S15 E39 N15 W39\$ E39 N14\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802MH PARK	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	34316.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	552	100
UOP	64	25
TOTALS	616	568

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	568	81.8100	49.09	27,883	1969	1969	0	0	60.00	40.00	
6 MOBILE HME 0% - 0 Heated Area: 552 HX Base Yr												



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			916,392
TOTAL MARKET OB/XF VALUE			67,400
TOTAL LAND VALUE - MARKET			55,500
TOTAL MARKET VALUE			1,039,292
SOH/AGL Deduction			79,987
ASSESSED VALUE			959,305
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			959,305
TOTAL JUST VALUE			1,039,292
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,058,995
XFOB:5:1: PIEDMONT MH (HELEN ROBERSON LIVES HERE)			
XFOB:4:1: PARK AVENUE MH			
XFOB:3:1: CATALINA MH			
XFOB:2:1: SHELBY M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8418	RECONNECT	50	05/24/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD Q	I	01		195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC U	I	11		100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

TOTAL OB/XF																
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
															0	

BUILDING NOTES														

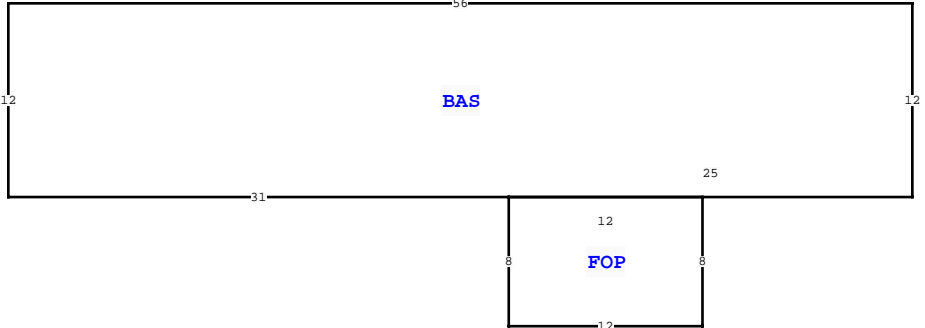
BUILDING DIMENSIONS														
BAS= W23 UOP= N8 W8 S8 E8\$ W23 S12 E46 N12\$.														

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



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802MH PARK	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	672	100
FOP	96	35
TOTALS	768	13,863

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7 MOBILE HME		0% - 0										
			Heated Area: 672			HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 14
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		916,392	
TOTAL MARKET OB/XF VALUE		67,400	
TOTAL LAND VALUE - MARKET		55,500	
TOTAL MARKET VALUE		1,039,292	
SOH/AGL Deduction		79,987	
ASSESSED VALUE		959,305	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		959,305	
TOTAL JUST VALUE		1,039,292	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,058,995	
XFOB:12:1: SKYLARK MH			
BLDG:12:1: LOT 13			
XFOB:11:1: STRAH MH			
BLDG:11:1: HELEN ROBINSON LIVES HERE LOT 12			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0396	6/22/2018	WD Q	I	01		195,000
GRANTOR: CHRISTIAN J HERNANDEZ						
GRANTEE: CCF PROPERTIES LLC						
1314/1232	5/03/2016	QC U	I	11		100
GRANTOR: JOSE R & REINA CARRAN						
GRANTEE: CHRISTIAN J HERNAND						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/21/2023	MLU

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S12 E31 FOP= S8 E12 N8 W12\$ E25 N12\$.												

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802MH PARK	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.030 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	896	100
TOTALS	896	23,013

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	896	107.0100	64.21	57,532	1987	1987	0	0	60.00	40.00													
13 MOBILE HME 0% - 0 Heated Area: 896 HX Base Yr																								
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; width: 80%; height: 80%; display: flex; align-items: center; justify-content: center;"> BAS </div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/21/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/21/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																						
XF DATE		LAND DATE	04/21/2023																					
INC DATE		AG DATE	MLU																					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 14
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	916,392		
TOTAL MARKET OB/XF VALUE	67,400		
TOTAL LAND VALUE - MARKET	55,500		
TOTAL MARKET VALUE	1,039,292		
SOH/AGL Deduction	79,987		
ASSESSED VALUE	959,305		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	959,305		
TOTAL JUST VALUE	1,039,292		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,058,995		
BLDG:10:1: LOT 11			
XFOB:10:1: SHELBY MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1363/0396	6/22/2018	WD Q	I 01
			SALE PRICE
			195,000
GRANTOR: CHRISTIAN J HERNANDEZ			
GRANTEE: CCF PROPERTIES LLC			
1314/1232	5/03/2016	QC U	I 11
GRANTOR: JOSE R & REINA CARRAN			
GRANTEE: CHRISTIAN J HERNAND			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W64 S14 E64 N14\$.			

EXTRA FEATURES																								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON												
118 NW DIVIDER TER, LAKE CITY																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/21/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	04/21/2023	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																						
XF DATE		LAND DATE	04/21/2023																					
INC DATE		AG DATE	MLU																					
<table border="1" style="width: 100%;"> <tr> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>													YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																				

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
0																								

