COMM NW COR OF SEC, S 8 DEG W 76
LINE OF NE WASHINGTON ST FOR POB
ALONG S LINE 573.03 FT, S 35 DEG

RUSTIC PROPERTIES, LLC
2626 COLLINS AVE
LAKELAND, FL 33803

2027

34-3S-17-06886-001

BUILDING CHARACTERISTICS

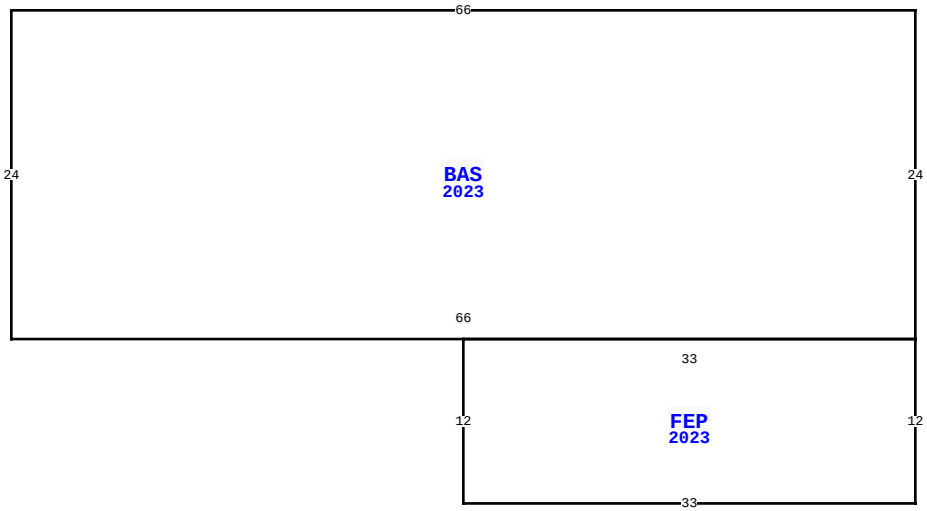
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	2023	1,584	39,917
FEP	396	80	2023	317	7,988
TOTALS	1,980			1,901	47,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	01	1,901	105.0000	63.00	119,763	1989	1989	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1584 HX Base Yr



212 NE KALB CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,124
TOTAL MARKET OB/XF VALUE	53,872
TOTAL LAND VALUE - MARKET	97,630
TOTAL MARKET VALUE	276,626
SOH/AGL Deduction	0
ASSESSED VALUE	276,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,626
TOTAL JUST VALUE	276,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046850	Roof Replacement	4,430	03/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/717	12/31/2021	WD	U	I	39	269,000

GRANTOR: KALB CHARLES H

GRANTEE: RUSTIC PROPERTIES,

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,17] E66 S24 W66 N24 $
FEP=[YR=2023;ORIG=51,41] E33 S12 W33 N12 $
.

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	0030	BARN,MT	0	0	42	68	2,856.00	UT	12.00	12.00	100	2007	2007	3	100	34,272	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,900.00	2,900.00	100	2023	2022		100	2,900	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
6	0060	CARPORT F	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
8	0080	DECKING	0	0	0	0	1.00	UT	300.00	300.00	100	2023	2022		100	300	
9	0081	DECKING WI	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
10	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 53,672

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	0200	C	MBL HM	0		I	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							
2	0200	C	MBL HM	0		00	0.00	0.00	1.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	19,500							
3	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/01/2023 BY JB Total Acres: 7.51 Total Land Value: 97,630 Market: 0 Agricultural: 0 Common: 97,630 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SEC, S 8 DEG W 76
LINE OF NE WASHINGTON ST FOR POB
ALONG S LINE 573.03 FT, S 35 DEG

RUSTIC PROPERTIES, LLC
2626 COLLINS AVE
LAKELAND, FL 33803

2027

34-3S-17-06886-001

BUILDING CHARACTERISTICS

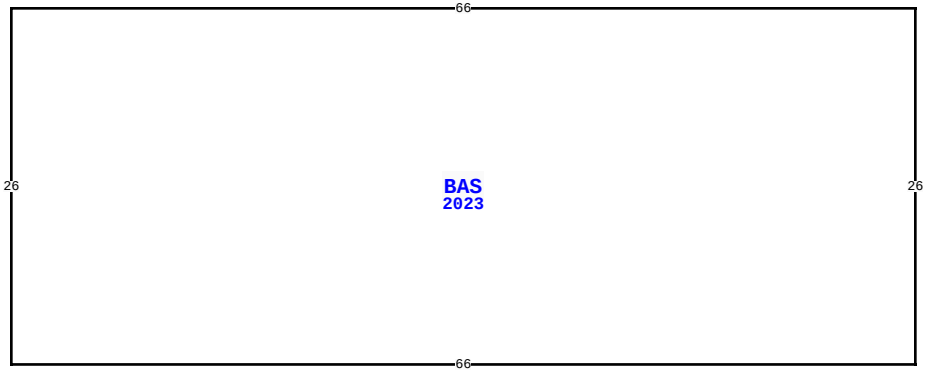
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2023	1,716	47,568
TOTALS	1,716			1,716	47,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,716	115.5000	69.30	118,919	1986	1986	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 1716 HX Base Yr



212 NE KALB CT, 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
11	0070	CARPORT UF	0	0	0	0	1.00	UT	200.00	200.00	100	2023	2022		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,124
TOTAL MARKET OB/XF VALUE	53,872
TOTAL LAND VALUE - MARKET	97,630
TOTAL MARKET VALUE	276,626
SOH/AGL Deduction	0
ASSESSED VALUE	276,626
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	276,626
TOTAL JUST VALUE	276,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/717	12/31/2021	WD	U	I	39	269,000

GRANTOR: KALB CHARLES H

GRANTEE: RUSTIC PROPERTIES,

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=13,15] E66 S26 W66 N26 $

.

LAND DESCRIPTION

TOTAL OB/XF 200

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 06/01/2023 BY JB Total Acres: 7.51 Total Land Value: 97,630 Market: 0 Agricultural: 0 Common: 97,630 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SEC, S 8 DEG W 76
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RUSTIC PROPERTIES, LLC
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LAKELAND, FL 33803

2027

34-3S-17-06886-001

BUILDING CHARACTERISTICS

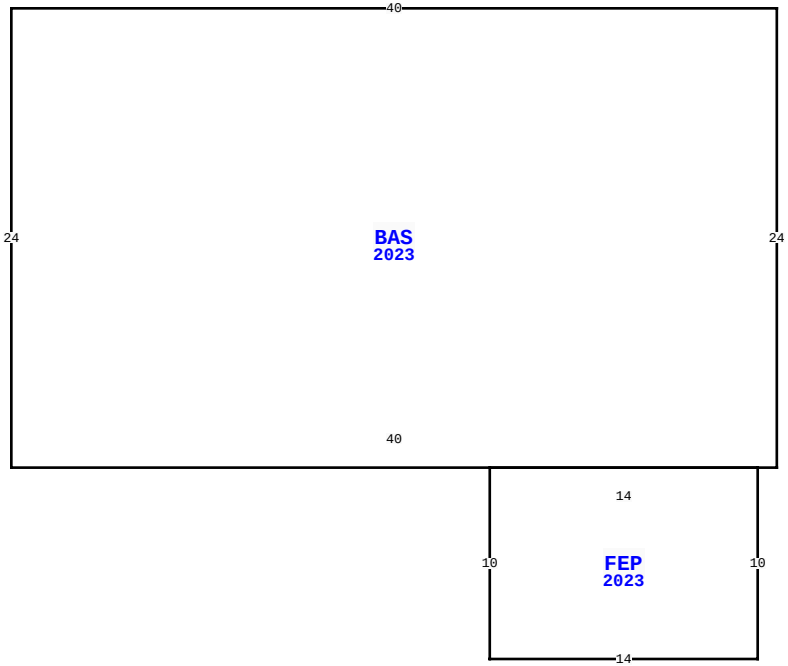
ELEMENT	CD	CONSTRUCTION
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Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
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Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2023	960	26,381
FEP	140	85	2023	119	3,270
TOTALS	1,100			1,079	29,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,079	114.5000	68.70	74,127	1989	1989	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2023 Heated Area: 960 HX Base Yr



212 NE KALB CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	276,626
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/717	12/31/2021	WD	U	I	39	269,000

GRANTOR: KALB CHARLES H

GRANTEE: RUSTIC PROPERTIES,

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,13] E40 S24 W40 N24 $
FEP=[YR=2023;ORIG=41,37] E14 S10 W14 N10 $
.

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 06/01/2023 BY JB Total Acres: 7.51 Total Land Value: 97,630 Market: 0 Agricultural: 0 Common: 97,630 PRINTED 11/17/2026 BY SYS