

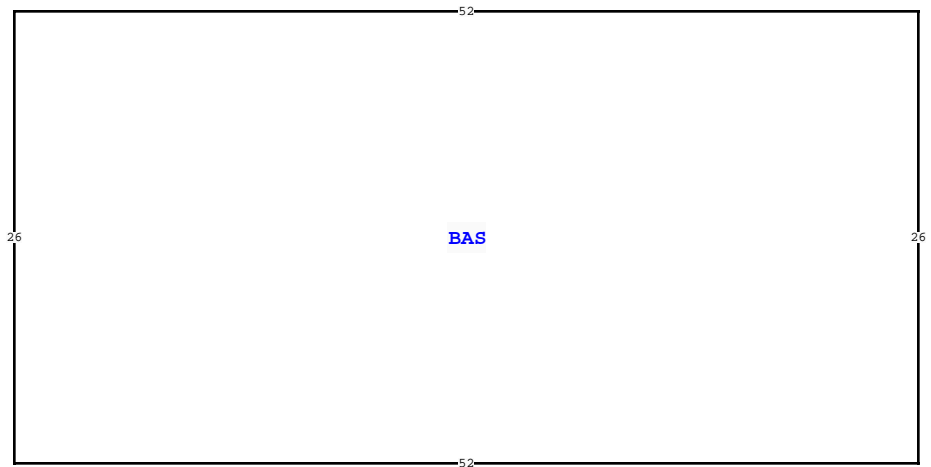
COMM INTERS E R/W US-441 & N LIN
 317 FT, E 1572 FT, S 853 FT, W 1
 TO E R/W US-441 FOR POB, RUN N

GREGORY REAL ESTATE HOLDINGS LLC
 6157 DEERCREEK LANE
 MACCLENNY, FL 32063

2026

34-4S-17-09016-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,352	100	
TOTALS	1,352		44,951

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	1,352	117.9000	70.74	95,640	2005	2005	0	0	53.00	47.00													
9 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr																								
																								
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 8	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			538,246
TOTAL MARKET OB/XF VALUE			49,900
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			653,146
SOH/AGL Deduction			0
ASSESSED VALUE			653,146
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			653,146
TOTAL JUST VALUE			653,146
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37304	M H	325	10/11/2018
37262	M H	325	09/27/2018
36247	M H	325	01/25/2018
36249	M H	325	01/25/2018
24188	M H	275	03/06/2006
24189	M H	275	03/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1961	7/14/2017	WD	Q	I	01	247,000
GRANTOR: WILLIAM G & KAREN S P						
GRANTEE: GREGORY REAL ESTATE						
1292/0540	3/27/2015	WD	Q	I	01	94,500
GRANTOR: GARTNER HOLDINGS LLC						
GRANTEE: WILLIAM G & KAREN S						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0259	MHP HOOKUP	0	0	0	0	8.00	UT	4,300.00	4,300.00	100	1993
2	0296	SHED METAL	0	0	10	30	1.00	UT	0.00	0.00	100	2007
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
6	0169	FENCE/WOOD	0	0	0	0	4.00	UT	100.00	100.00	100	2017
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	
8	0080	DECKING	0	0	0	0	4.00	UT	200.00	200.00	100	2017
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017

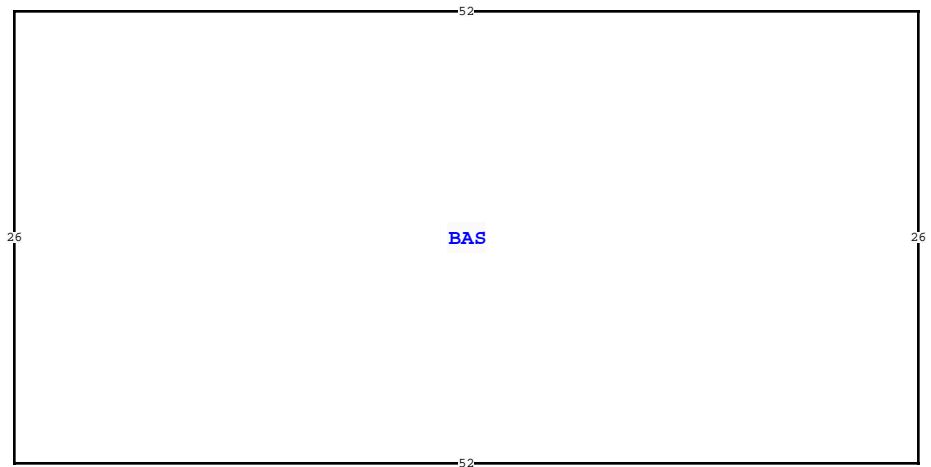
TOTAL OB/XF												
49,900												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W52 S26 E52 N26\$.												

LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT																								
1	0210	C	TRLR PARK	0		A-1	0.00	0.00	5.00	AC		1.00																								
<table border="1"> <thead> <tr> <th>TOT ADJ</th> <th>% COND</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td>1.00</td> <td>1.00</td> <td>13,000.00</td> <td>13,000.00</td> <td>65,000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>													TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	1.00	1.00	13,000.00	13,000.00	65,000							
TOT ADJ	% COND	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																									
1.00	1.00	13,000.00	13,000.00	65,000																																

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
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Interior Wall	05	DRYWALL	100
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Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00 1.00/		
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TOTALS	1,352		1,352

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,352	113.9000	68.34	92,396	2005	2005	0	0	53.00	47.00
10 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr											
											
BLD DATE		LGL DATE								05/06/2026	MLU
XF DATE		LAND DATE									
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24190	M H	275	03/06/2006
10129	RECONNECT	50	08/28/1995
9958	M H	125	07/13/1995

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S26 E52 N26\$.	

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

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1292/0540	3/27/2015	WD	Q	I	01	94,500
GRANTOR: GARTNER HOLDINGS LLC						
GRANTEE: WILLIAM G & KAREN S						

EXTRA FEATURES	
151 SE SHADY OAKS LOOP, LAKE CITY	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S26 E52 N26\$.	

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

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

