

LOTS 5 & 6 HAWKS RIDGE ACRES
S/D. 410-228,754-1771,CT 1196-
823,WD 1199-55, WD 1378-1688.

LEBRUN WANDA LYNN/LEBRUN RICHARD PHILLIPPE
219 SE SEAWOLF WAY
HIGH SPRINGS, FL 32643

2026

35-6S-17-09860-007
PAGE 1 of 1

| 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 |
| Architectual | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 35617.010 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,052 | 100 | |
| TOTALS | 2,052 | | 60,969 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-------------|-------------------|----------------|----------------|-----------------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MOBILE HME | 100% - 2014 | | 74.28 | 152,423 | 1997 | 1997 | 0 | 0 | 60.00 | 40.00 |
| | | | Heated Area: 2052 | | | HX Base Yr 2014 | | | | | |
| | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|-----------------------------------|-------------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 60,969 |
| TOTAL MARKET OB/XF VALUE | | | 23,300 |
| TOTAL LAND VALUE - MARKET | | | 100,000 |
| TOTAL MARKET VALUE | | | 184,269 |
| SOH/AGL Deduction | | | 100,155 |
| ASSESSED VALUE | | | 84,114 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 32,703 |
| TOTAL JUST VALUE | | | 184,269 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 181,363 |
| LAND:1:1: 3.23 ACRES & 2.00 ACRES | | | |
| SALE:1:1: LOT 6 HAWKS RIDGE | | | |
| XFOB:1:1: LIBERTY MH | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 12373 | M H | 125 | 04/07/1997 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1378/1688 | 2/20/2019 | WD U | | I | 16 | 100 |
| GRANTOR: WANDA WINKEL LEBRUN | | | | | | |
| GRANTEE: WANDA LEBRUN & RICH | | | | | | |
| 1199/0055 | 7/26/2010 | WD U | | I | 12 | 60,000 |
| GRANTOR: GREEN TREE SERVICING | | | | | | |
| GRANTEE: WANDA WINKEL | | | | | | |

| EXTRA FEATURES | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | UT | 1,200.00 | 1,200.00 | 100 |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 24 | 24 | UT | 0.00 | 0.00 | 100 |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 |
| 5 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 |
| 6 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 |
| 7 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 |
| 8 | 0265 | PRCH,UEP | 0 | 100 | 12 | 30 | UT | 25.00 | 25.00 | 100 |
| 9 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 23,300 | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | 1.00 |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | 1.00 |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W76 S27 E76 N27S. | | | | | | | | | |

| 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 | 0200 | C | MBL HM | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | 1.00 | 1.00 | 1.50 | 40,000.00 | 60,000.00 | 60,000 | | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | | |