

LOTS 1, 2, 3, 4, 5, 7, 8, 9, 10, 15, 17, 18, 19, 20, 21 & 22 BLOC  
MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC  
220 SE ROSE COVE GLN  
LAKE CITY, FL 32025

**2026**

36-3S-17-07448-000  
COLUMBIA COUNTY PROPERTY PAGE 1 of 14

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
TOTALS	840		12,543

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	0%	- 2025		31,357	1985	1985	0	0	60.00	40.00												
				Heated Area: 840			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>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/10/2025	MLU																		

VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				138,954		
TOTAL MARKET OB/XF VALUE				20,600		
TOTAL LAND VALUE - MARKET				28,800		
TOTAL MARKET VALUE				188,354		
SOH/AGL Deduction				0		
ASSESSED VALUE				188,354		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				188,354		
TOTAL JUST VALUE				188,354		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				188,354		
BLDG:1:1: LOT 2						
XFOB:9:1: BUDD MH (RP#608310)						
XFOB:8:1: HOLI MH (RP#608309)						
XFOB:7:1: CHEV MH (RP#608308)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000053476	Electrical Servic		06/27/2025			
000051667	Electrical Servic	0	11/27/2024			
41075	ELECTRICAL		12/30/2020			
30602	M H	375	11/15/2012			
18543	M H	125	07/25/2001			
18128	M H	125	04/05/2001			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W60 S14 E60 N14\$.						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0259	MHP HOOKUP	0	0	0	0	15.00	UT	4,300.00	4,300.00	30
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100
3	0285	SALVAGE	0	0	0	0	1.00	UT	250.00	250.00	100

TOTAL OB/XF												20,600												
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
1	0210	C	TRLR PARK	0		00	0.00	0.00	3.20	AC		1.00	1.00	0.90	10,000.00	9,000.00	28,800							

LAND DESCRIPTION	
L N	USE CODE
1	0210

TOTAL OB/XF	
L N	USE CODE
1	0210

TOTAL OB/XF	
L N	USE CODE
1	0210

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	02	02	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
0800	02	784	62.4920	37.50	29,400	1985	1985	0	0	60.00	40.00												
2 MOBILE HME 0% - 2025 Heated Area: 784 HX Base Yr																							
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 14
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		138,954	
TOTAL MARKET OB/XF VALUE		20,600	
TOTAL LAND VALUE - MARKET		28,800	
TOTAL MARKET VALUE		188,354	
SOH/AGL Deduction		0	
ASSESSED VALUE		188,354	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		188,354	
TOTAL JUST VALUE		188,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,354	
XFOB: 6:1: CONC MH (RP#608307)			
XFOB: 5:1: RMBR MH (RP#608306)			
XFOB: 4:1: FLAM MH (RP#608305)			
XFOB: 3:1: LAMP MH (RP#608304)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18060	M H	125	03/15/2001
17982	M H	125	02/26/2001
17896	M H	125	02/01/2000
7470	M H	60	08/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

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											
216 NE CAMPUS PL, LAKE CITY											

BUILDING DIMENSIONS											
BAS= W56 S14 E56 N14\$.											

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



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Heating Type	04	AIR DUCTED	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	36317.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	854	100	
TOTALS	854		

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	854	53.9400	32.36	27,635	1977	1977	0	0	60.00	40.00													
4 MOBILE HME			0% - 2025	Heated Area: 854			HX Base Yr																	
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>																								
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COLUMBIA COUNTY PROPERTY		PAGE 4 of 14	2
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Tax Group: 2	Tax Dist:		
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TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		188,354	
TOTAL JUST VALUE		188,354	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,354	

XFOB:13:1: STAR MH (RP#608314)			
XFOB:12:1: HOLI MH (RP#608313)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

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
216 NE CAMPUS PL, LAKE CITY																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W61 S14 E61 N14\$.	

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
0																								



















