

E DIV: BEG INTERS N R/W DUVAL ST  
ST RUN N ALONG R/W 121.79 FT TO  
E ALONG R/W 107.70 FT S 76 FT E

DICKS REALTY LLC  
816 SW MAIN BLVD  
LAKE CITY, FL 32025

2026

00-00-00-13205-000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 17 MSNRY STUC 100 |
| Roof Structur            | 04 WOOD TRUSS 100 |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 13 LAM/VNLPLK 50  |
| Interior Floo            | 15 HARDTILE 50    |
| Ceiling                  | 02 F.NOT SUS 100  |
| Air Condition            | 08 ENG SPLIT 100  |
| Heating Type             | 04 AIR DUCTED 100 |
| Fixtures                 | 13 100            |
| Frame                    | 03 MASONRY 100    |
| Story Height             | 10 100            |
| RMS                      | 10 100            |
| Stories                  | 3. 3. 100         |
| Units                    | 0 100             |
| Condition Adj            | 03 03 100         |

|          |                     |
|----------|---------------------|
| Quality  | 05 05               |
| DOR CODE | 1900PROFESS SVC/BLD |

|         |          |    |
|---------|----------|----|
| MAP NUM | MKT AREA | 06 |
|---------|----------|----|

|                  |           |       |
|------------------|-----------|-------|
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |
|------------------|-----------|-------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,420            | 100         |      | 1,420        | 58,412               |
| BAS       | 1,420            | 100         |      | 1,420        | 58,412               |
| BAS       | 1,536            | 100         |      | 1,536        | 63,184               |
| CAN       | 48               | 30          |      | 14           | 576                  |
| CAN       | 180              | 30          |      | 54           | 2,222                |
| CAN       | 180              | 30          |      | 54           | 2,222                |
| CAN       | 1,118            | 30          |      | 335          | 13,780               |
| FEP       | 320              | 80          |      | 256          | 10,531               |
| UOP       | 104              | 20          |      | 21           | 864                  |

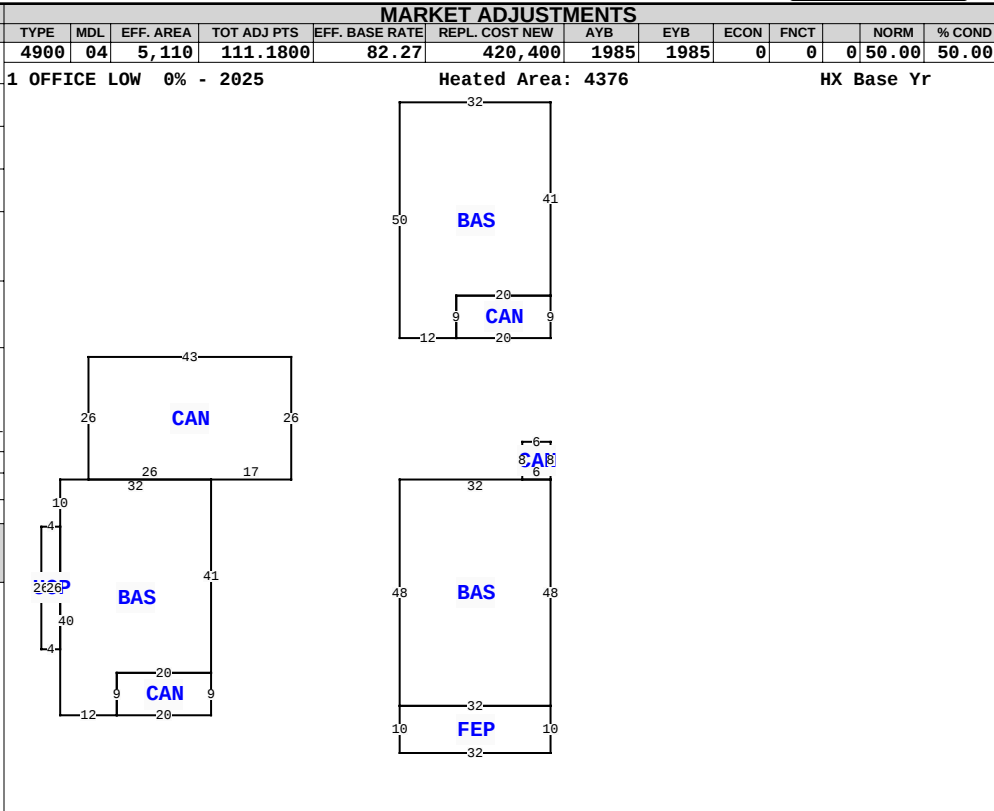
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 6,326 |  |  | 5,110 | 210,200 |
|--------|-------|--|--|-------|---------|

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   | 0260       | PAVEMENT - A | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 2,500           |       |
| 2   | 0262       | PRCH, FOP    | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 1,500           |       |
| 3   | 0266       | PRCH, FEP    | 0   | 0   | 0 | 0 | 270.00 | UT | 12.00 | 12.00          | 100       | 2008    | 2008        | 3 | 100    | 3,240           |       |
| 4   | 0164       | CONC BIN     | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00  | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 300             |       |
| 5   | 0296       | SHED METAL   | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00  | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 100             |       |
| 6   | 0294       | SHED WOOD/   | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00  | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 100             |       |

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 | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 1900     | C   | PROF BLDG            | 0   |     | *CI      | 119.00 | 145.00 | 14,652.00   | SF        |     | 1.00     | 1.00   | 1.00    | 3.00       | 3.00           | 43,956     |                             |      |         |      |     |    |        |
| 2   | 1900     | C   | PROF BLDG            | 0   |     |          | 0.00   | 0.00   | 1,800.00    | SF        |     | 1.00     | 1.00   | 1.00    | 3.00       | 3.00           | 5,400      |                             |      |         |      |     |    |        |



|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

305 E DUVAL ST, LAKE CITY

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 7,740 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|

COLUMBIA COUNTY PROPERTY

| VALUATION SUMMARY         |           | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              | STANDARD  |             |   |
| Tax Group: 1              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     | 210,200   |             |   |
| TOTAL MARKET OB/XF VALUE  | 7,740     |             |   |
| TOTAL LAND VALUE - MARKET | 49,356    |             |   |
| TOTAL MARKET VALUE        | 267,296   |             |   |
| SOH/AGL Deduction         | 0         |             |   |
| ASSESSED VALUE            | 267,296   |             |   |
| TOTAL EXEMPTION VALUE     | 0         |             |   |
| BASE TAXABLE VALUE        | 267,296   |             |   |
| TOTAL JUST VALUE          | 267,296   |             |   |
| NCON VALUE                | 0         |             |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   | 267,296   |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 18-424     | REMODEL     | 284 | 08/07/2018 |
| 1898       | ADDN COMM   | 172 | 09/27/2010 |
| 707        | REMODEL     | 75  | 04/17/2008 |

SALES DATA

| OFF RECORD Number         | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---------------------------|-----------|-----------|-----|-----|--------|------------|
| 1511/512                  | 3/26/2024 | WD        | Q   | I   | 01     | 350,200    |
| GRANTOR: HANKINS STEVEN L |           |           |     |     |        |            |
| GRANTEE: DICKS REALTY LLC |           |           |     |     |        |            |
| 1141/2512                 | 1/30/2008 | WD        | Q   | I   | 04     | 0          |
| GRANTOR: PAUL BIRD        |           |           |     |     |        |            |
| GRANTEE: STEVEN HANKINS   |           |           |     |     |        |            |

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[ORIG=40,0] S48 E32 N48 W32 \$  
BAS=[ORIG=0,0] W32 S10 S40 E12 N9 E20 N41 \$  
BAS=[ORIG=40,-30] E12 N9 E20 N41 W32 S50 \$  
PTR=[ORIG=0,0] E40 N30 W40 S30 \$  
CAN=[ORIG=0,0] E17 N26 W43 S26 E26 \$  
FEP=[ORIG=40,48] S10 E32 N10 W32 \$  
CAN=[ORIG=-20,50] E20 N9 W20 S9 \$  
CAN=[ORIG=52,-30] E20 N9 W20 S9 \$  
UOP=[ORIG=-32,10] W4 S26 E4 N26 \$  
CAN=[ORIG=72,0] N8 W6 S8 E6 \$  
PTR=[ORIG=0,0] E40 W40 \$