

S DIV: LOTS 2 & 3 BLOCK B CASTLE  
363-39, 819-1983-1988, WD 1234-2

LIONTS ROBERT THOMAS  
172 SW HAPPINESS LN  
LAKE CITY, FL 32025

2026

00-00-00-14287-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 03 | PLASTER 100    |
| Interior Floo            | 12 | HARDWOOD 90    |
| Interior Floo            | 15 | HARDTILE 10    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2.5 100        |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

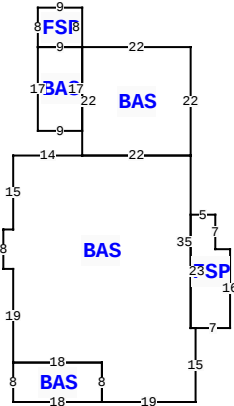
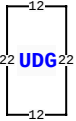
|                                  |                    |    |
|----------------------------------|--------------------|----|
| Quality                          | 05                 | 05 |
| DOR CODE                         | 0100 SINGLE FAMILY |    |
| MAP NUM                          | MKT AREA           | 06 |
| NEIGHBORHOOD/LOC 870317.00 1.00/ |                    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 144              | 100         |      | 144          | 12,127               |
| BAS       | 153              | 100         |      | 153          | 12,885               |
| BAS       | 484              | 100         |      | 484          | 40,760               |
| BAS       | 1,687            | 100         |      | 1,687        | 142,069              |
| FSP       | 72               | 40          |      | 29           | 2,442                |
| FSP       | 163              | 40          |      | 65           | 5,474                |
| UDG       | 264              | 55          |      | 145          | 12,211               |
| TOTALS    | 2,967            |             |      | 2,707        | 227,967              |

| EXTRA FEATURES |            |             |         |     |    |       |    |        |                |
|----------------|------------|-------------|---------|-----|----|-------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     |    | 1.00   | UT 1,200.00    |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 10 | 80    |    | 1.00   | UT 0.00        |
| 3              | 0294       | SHED WOOD/  | 0       | 100 | 8  | 12    |    | 96.00  | UT 7.50        |
| 4              | 0060       | CARPORT F   | 0       | 100 | 22 | 22    |    | 484.00 | UT 3.50        |
| 5              | 0294       | SHED WOOD/  | 0       | 100 | 0  | 0     |    | 1.00   | UT 0.00        |
| 6              | 0252       | LEAN-TO W/  | 0       | 100 | 0  | 0     |    | 1.00   | UT 0.00        |
| 7              | 0252       | LEAN-TO W/  | 0       | 100 | 0  | 0     |    | 1.00   | UT 0.00        |
| 8              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     |    | 1.00   | UT 0.00        |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | *RSF     | 220.00 | 161.00 | 19,320.00   |

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |      |                 |      |      |        |       |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|------|-----------------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM | % COND |       |
| 0100               | 01  | 2,707     | 115.6800    | 129.56            | 350,719        | 1940 | 1990 | 0               | 0    | 0    | 35.00  | 65.00 |
| 1 SINGLE FAM       |     |           | 100% - 2021 | Heated Area: 2468 |                |      |      | HX Base Yr 2021 |      |      |        |       |



| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 1              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 227,967   |             |
| TOTAL MARKET OB/XF VALUE  |  | 4,889     |             |
| TOTAL LAND VALUE - MARKET |  | 14,490    |             |
| TOTAL MARKET VALUE        |  | 247,346   |             |
| SOH/AGL Deduction         |  | 29,432    |             |
| ASSESSED VALUE            |  | 217,914   |             |
| TOTAL EXEMPTION VALUE     |  | HX HB 13  | 217,914     |
| BASE TAXABLE VALUE        |  | 0         |             |
| TOTAL JUST VALUE          |  | 247,346   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 250,854   |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
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|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |            |           |       |       |        |            |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1412/2375                     | 6/02/2020  | WD        | Q     | I     | 01     | 209,000    |
| GRANTOR: RICHARD MCDAVID      |            |           |       |       |        |            |
| GRANTEE: ROBERT THOMAS LIONT  |            |           |       |       |        |            |
| 1305/1797                     | 11/30/2015 | WD        | Q     | I     | 01     | 165,000    |
| GRANTOR: LAWRENCE JOE HINES & |            |           |       |       |        |            |
| GRANTEE: RICHARD MCDAVID      |            |           |       |       |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W14 S15 W2 S8 E2 S19 BAS= S8 E18 N8 W18\$ E18 S8 E19 N15<br>FSP= E7 N16 W3 N7 W5 S23 E1\$ W1 N35 BAS= N22 W22FSP= N8 W9 S8<br>E9\$ BAS= W9 S17 E9 N17\$ S22 E22 \$ W22\$ PTR=N60 UDG= N22 W12<br>S22 E12\$ S60\$. |  |  |  |  |  |  |  |  |  |

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|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
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