

COMM SE COR OF N1/2 OF SE1/4 OF  
32.32 FT TO W R/W OF RD FOR POB,  
FT, NW 110.33 FT, E 293.43 FT, S

MURRAY TIMOTHY W/MURRAY IRENE A  
1137 W US HIGHWAY 90  
LAKE CITY, FL 32055

2026

07-4S-17-08145-002



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 90  |
| Exterior Wall            | 08 | WD OR PLY 10   |
| Roof Structure           | 04 | WOOD TRUSS 100 |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 100     |
| Ceiling                  | 02 | F.NOT SUS 100  |
| Air Condition            | 06 | ENG CENTRL 100 |
| Heating Type             | 09 | ENG F AIR 100  |
| Fixtures                 | 4  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Story Height             |    | 12 100         |
| RMS                      |    | 3 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |

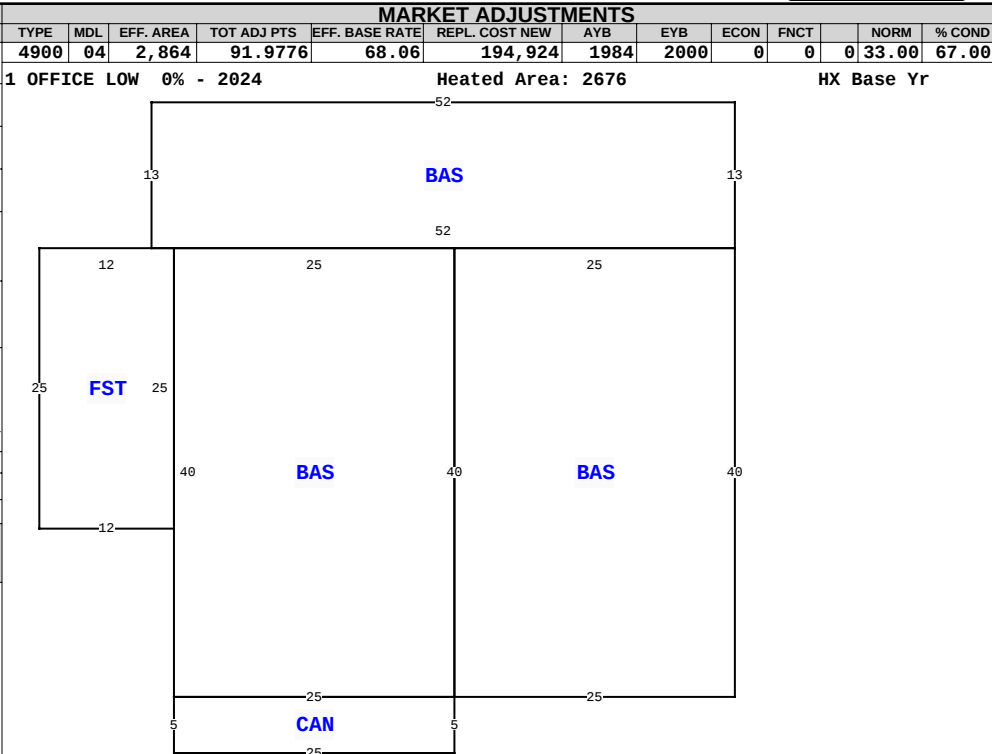
|          |                       |
|----------|-----------------------|
| Quality  | 05 05                 |
| DOR CODE | 4800 WAREHOUSE/DISTRB |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 7417.00 | 1.00/    |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 676              | 100         |      | 676          | 30,826               |
| BAS       | 1,000            | 100         |      | 1,000        | 45,600               |
| BAS       | 1,000            | 100         |      | 1,000        | 45,600               |
| CAN       | 125              | 30          |      | 38           | 1,733                |
| FST       | 300              | 50          |      | 150          | 6,840                |
| TOTALS    | 3,101            |             |      | 2,864        | 130,599              |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 12 | 20 | 240.00 | UT | 1.50     | 1.50           |       |
| 2              | 0260       | PAVEMENT-A  | 0   | 0   | 0  | 0  | 1.00   | UT | 4,493.00 | 4,493.00       |       |
| 3              | 0296       | SHED METAL  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |       |
| 4              | 0120       | CLFENCE 4   | 0   | 0   | 0  | 0  | 180.00 | UT | 6.50     | 6.50           |       |
| 5              | 0070       | CARPORT UF  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 1117     | C   | STORE/OFFICE         | 0   |     | CI       | 113.00 | 297.00 | 33,437.00   | SF        |        |



|                              |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 2744 SW MAIN BLVD, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 6,623            |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 |
| VALUATION BY              |  | STANDARD  |             |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 197,130   |             |
| TOTAL MARKET OB/XF VALUE  |  | 6,623     |             |
| TOTAL LAND VALUE - MARKET |  | 83,592    |             |
| TOTAL MARKET VALUE        |  | 287,345   |             |
| SOH/AGL Deduction         |  | 0         |             |
| ASSESSED VALUE            |  | 287,345   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 287,345   |             |
| TOTAL JUST VALUE          |  | 287,345   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 292,972   |             |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 12557      | STORAGE     | 250 | 05/23/1997 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1503/2214                      | 11/30/2023 | WD        | U     | I     | 37     | 420,000    |
| GRANTOR: OLIVIA RAE INVESTMENT |            |           |       |       |        |            |
| GRANTEE: MURRAY TIMOTHY W      |            |           |       |       |        |            |
| 1411/1521                      | 3/25/2020  | WD        | U     | I     | 30     | 275,000    |
| GRANTOR: GREEN MAINTENANCE & C |            |           |       |       |        |            |
| GRANTEE: OLIVIA RAE INVESTME   |            |           |       |       |        |            |

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

| BUILDING DIMENSIONS                 |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W25 S40 E25 N40 \$   |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[ORIG=-25,0] W25 S40 E25 N40 \$ |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[ORIG=0,0] N13 W52 S13 E52 \$   |  |  |  |  |  |  |  |  |  |  |  |
| FST=[ORIG=-50,0] W12 S25 E12 N25 \$ |  |  |  |  |  |  |  |  |  |  |  |
| CAN=[ORIG=-50,40] S5 E25 N5 W25 \$  |  |  |  |  |  |  |  |  |  |  |  |

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