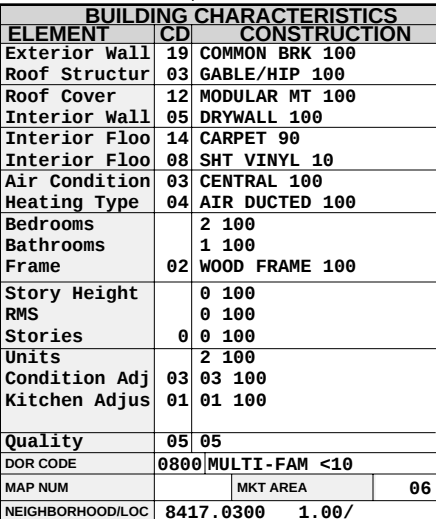
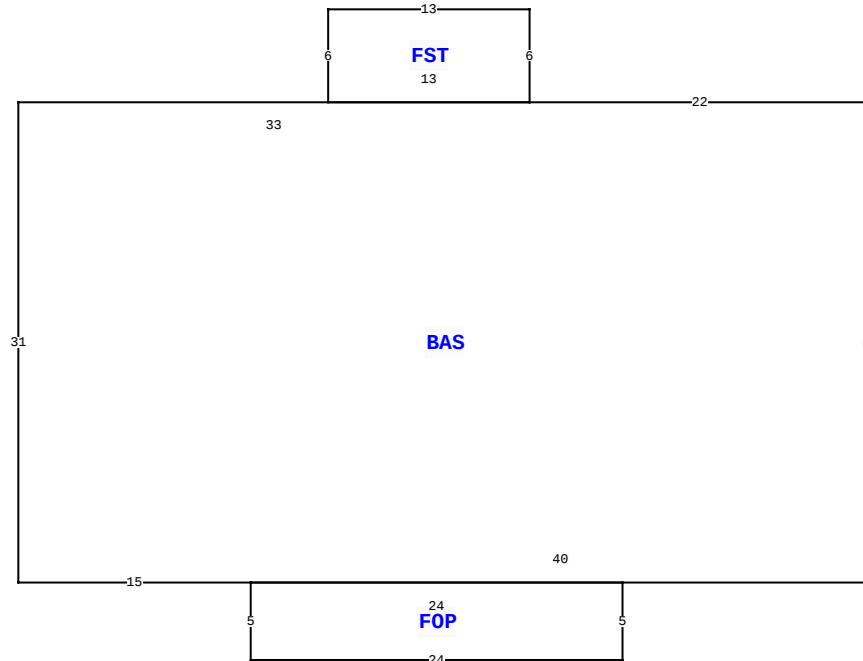


HICKORY PROPERTY HOLDINGS LLC
1712 ARABIAN DRIVE
LOXAHATCHEE, FL 33470

08-4S-17-08254-000



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,784	120.6450	102.55	182,949	1972	1972	0	0	0 50.00	50.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100		1,705	87,424
FOP	120	30		36	1,846
FST	78	55		43	2,205
TOTALS	1,903			1,784	91,474

[illegible][illegible]

COLUMBIA COUNTY PROPERTY		PAGE 1 of 4	2
D	VALUATION SUMMARY		
0	VALUATION BY	Tax Group: 2	STANDARD
	Tax Group: 2	Tax Dist:	
	BUILDING MARKET VALUE		366,933
	TOTAL MARKET OB/XF VALUE		7,020
	TOTAL LAND VALUE - MARKET		55,590
	TOTAL MARKET VALUE		429,453
	SOH/AGL Deduction		0
	ASSESSED VALUE		429,453
	TOTAL EXEMPTION VALUE		0
	BASE TAXABLE VALUE		429,453
	TOTAL JUST VALUE		429,453
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		429,453

[illegible]

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2262	7/25/2022	WD	Q	I	01	600,000
GRANTOR: SMITHEY BRYAN B						
GRANTEE: HICKORY PROPERTY HO						
1042/1100	4/01/2005	WD	Q	I	01	425,000
GRANTOR: TRAMMEL C WASDEN						
GRANTEE: BRYAN B & ROBIN M S						

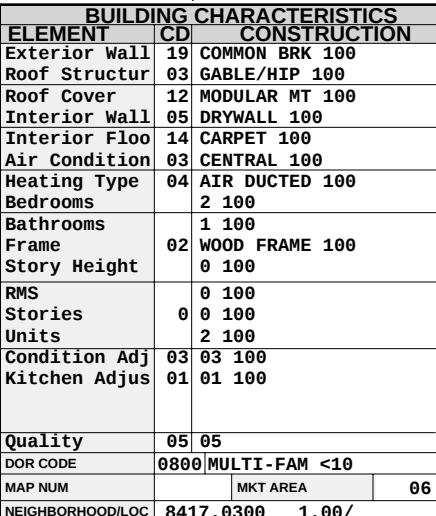
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BAS= W22 FST= N6 W13 S6 E13\$W33 S31 E15 FOP= S5 E24 N5 W24\$ E
40 N31\$.

REVIEW DATE	04/03/2017	BY	DF	Total Acres: 0.71	Total Land Value: 55,500	Market: 0	Agricultural: 0	Common: 55,500	PRINTED 11/17/2025 BY SYS
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HICKORY PROPERTY HOLDINGS LLC
1712 ARABIAN DRIVE
LOXAHATCHEE, FL 33470

08-4S-17-08254-000



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,784	120.7500	102.64	183,110	1972	1972	0	0	50.00	50.00

2 DUPLEX 0% - 2023

Heated Area: 1705

HX Base Yr

13

6

6

13

33

22

31

40

15

5

24

24

FST

BAS

FOP

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,705	100		1,705	87,501
FOP	120	30		36	1,848
FST	78	55		43	2,207
TOTALS	1,903			1,784	91,555

[illegible]

134 SW MICHIGAN ST, LAKE CITY	BLD DATE		LGL DATE	04/21/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

[illegible]

COLUMBIA COUNTY PROPERTY		PAGE 2 of 4	2
D	VALUATION SUMMARY		
0	VALUATION BY		STANDARD
	Tax Group: 2	Tax Dist:	
	BUILDING MARKET VALUE		366,933
	TOTAL MARKET OB/XF VALUE		7,020
	TOTAL LAND VALUE - MARKET		55,590
	TOTAL MARKET VALUE		429,453
	SOH/AGL Deduction		0
	ASSESSED VALUE		429,453
	TOTAL EXEMPTION VALUE		0
	BASE TAXABLE VALUE		429,453
	TOTAL JUST VALUE		429,453
	NCON VALUE		0
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE		429,453

[illegible]

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/2262	7/25/2022	WD	Q	I	01	600,000

GRANTOR: SMITHEY BRYAN B									
GRANTEE: HICKORY PROPERTY HO									
1042/1100		4/01/2005		WD	Q	I	01	425,000	
GRANTOR: TRAMMEL C WADSEN									
GRANTEE: BRYAN B & ROBIN M S									

U	BUILDING NOTES											
	BUILDING DIMENSIONS											
	BAS= W22 FST= N6 W13 S6 E13\$W33 S31 E15 FOP= S5 E24 N5 W24\$ E40 N31\$.											

LAND DESCRIPTION									TOTAL OB/XF																	0					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
											</																				

HICKORY PROPERTY HOLDINGS LLC
1712 ARABIAN DRIVE
LOXAHATCHEE, FL 33470

08-4S-17-08254-000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

Roof Structure

Roof Cover

Interior Wall

Interior Floor

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Story Height

RMS

Stories

Units

Condition Adj

Kitchen Adjus

1903

COMMON BRK 100

GABLE/HIP 100

1205

MODULAR MT 100

DRYWALL 100

1400

CARPET 100

0304

CENTRAL 100

AIR DUCTED 100

2100

MASONRY 100

0100

0100

00100

00100

02100

0303

03100

0101

01100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

0505

0800MULTI-FAM <10

06

8417.03001.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FOP

FST

1,705

120

78

100

30

55

1,705

36

43

88,260

1,864

2,226

TOTALS

1,903

1,784

92,349

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

LAND DESCRIPTION

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

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSEFF. BASE RATE

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

270003

1,784

121.8000

103.53

184,698

1972

1972

0

0

0

50.00

50.00

3 DUPLEX

0%

- 2023

Heated Area: 1705

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023

MLU

TOTAL OB/XF

0

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4

2

VALUATION BY

Tax Group: 2

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

366,933

7,020

55,500

429,453

0

429,453

0

429,453

429,453

0

0

429,453

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1471/2262

7/25/2022

WD

Q

I

01

600,000

GRANTOR:SMITHEY BRYAN B

GRANTEE:HICKORY PROPERTY HO

1042/1100

4/01/2005

WD

Q

I

01

425,000

GRANTOR:TRAMMEL C WARDEN

GRANTEE:BRYAN B & ROBIN M S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FST= N6 W13 S6 E13\$W33 S31 E15 FOP= S5 E24 N5 W24\$ E40 N31\$.

REVIEW DATE

04/03/2017

BY

DF

Total Acres: 0.71

Total Land Value: 55,500

Market: 0

Agricultural: 0

Common: 55,500

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