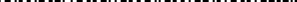


TOWNER RALPH P/TOWNER MARIE E  
503 NW ARMADILLO LN  
LAKE CITY, FL 32055

# 2026



| BUILDING CHARACTERISTICS    |                  |                             |         |              |                      |                                |    |          |                | MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                    |         |             |             |                |                 |           |      |            |      | COLUMBIA COUNTY PROPERTY           |       |        |                       |  |  |  |  |  |  |  |
|-----------------------------|------------------|-----------------------------|---------|--------------|----------------------|--------------------------------|----|----------|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-------------|-------------|----------------|-----------------|-----------|------|------------|------|------------------------------------|-------|--------|-----------------------|--|--|--|--|--|--|--|
| CONSTRUCTION                |                  |                             |         |              |                      |                                |    |          |                | VALUATION SUMMARY                                                                                                                                                                                                                                                                                                     |         |             |             |                |                 |           |      |            |      | PAGE 1 of 1                        |       |        |                       |  |  |  |  |  |  |  |
| ELEMENT                     | CD               |                             |         |              |                      |                                |    |          |                | TYPE                                                                                                                                                                                                                                                                                                                  | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB       | EYB  | ECON       | FNCT |                                    | NORM  | % COND |                       |  |  |  |  |  |  |  |
| Exterior Wall               | 31               | VINYL SID 100               |         |              |                      |                                |    |          |                | 0100                                                                                                                                                                                                                                                                                                                  | 01      | 2,979       | 97.8500     | 109.59         | 326,469         | 1991      | 1991 | 0          | 0    |                                    | 35.00 | 65.00  | VALUATION BY STANDARD |  |  |  |  |  |  |  |
| Roof Structure              | 03               | GABLE/HIP 100               |         |              |                      |                                |    |          |                | 1 SINGLE FAM 100% - 1995                                                                                                                                                                                                                                                                                              |         |             |             |                |                 |           |      |            |      | Heated Area: 2390 HX Base Yr 1995  |       |        |                       |  |  |  |  |  |  |  |
| Roof Cover                  | 03               | COMP SHNGL 100              |         |              |                      |                                |    |          |                | <p>Floor Plan Diagram:</p> <ul style="list-style-type: none"><li>BAS: Main living area, approximately 25' x 44'</li><li>FGR: Garage attached to side, approximately 25' wide.</li><li>FSP: Foundation perimeter, overall width ~26', depth ~26'</li><li>FOP: Foundation offset/perimeter details at bottom.</li></ul> |         |             |             |                |                 |           |      |            |      | Tax Group: 3 Tax Dist:             |       |        |                       |  |  |  |  |  |  |  |
| Interior Wall               | 05               | DRYWALL 100                 |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | BUILDING MARKET VALUE 212,205      |       |        |                       |  |  |  |  |  |  |  |
| Interior Floor              | 14               | CARPET 80                   |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | TOTAL MARKET OB/XF VALUE 34,524    |       |        |                       |  |  |  |  |  |  |  |
| Interior Floor              | 06               | VINYL ASB 20                |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | TOTAL LAND VALUE - MARKET 50,000   |       |        |                       |  |  |  |  |  |  |  |
| Air Condition               | 03               | CENTRAL 100                 |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | TOTAL MARKET VALUE 296,729         |       |        |                       |  |  |  |  |  |  |  |
| Heating Type                | 04               | AIR DUCTED 100              |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | SOH/AGL Deduction 86,454           |       |        |                       |  |  |  |  |  |  |  |
| Bedrooms                    |                  | 3 100                       |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | ASSESSED VALUE 210,275             |       |        |                       |  |  |  |  |  |  |  |
| Bathrooms                   |                  | 2 100                       |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | TOTAL EXEMPTION VALUE HX HB 50,722 |       |        |                       |  |  |  |  |  |  |  |
| Frame                       | 01               | NONE 100                    |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | BASE TAXABLE VALUE 159,553         |       |        |                       |  |  |  |  |  |  |  |
| Stories Architectural Units | 1. 05            | 1. 100<br>CONV 100<br>0 100 |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      | TOTAL JUST VALUE 296,729           |       |        |                       |  |  |  |  |  |  |  |
| Condition Adj Kitchen Adjs  | 03 01            | 03 100<br>01 100            |         |              |                      |                                |    |          |                | NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 296,729                                                                                                                                                                                                                                                             |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| Quality                     |                  | 05 05                       |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| DOR CODE                    |                  | 0100 SINGLE FAMILY          |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| MAP NUM                     |                  | MKT AREA 01                 |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC            |                  | 9316.0100 1.00/             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| AREA TYPE                   | TOTAL GROSS AREA | PCT OF BASE                 | YEAR    | TOT ADJ AREA | SUBAREA MARKET VALUE |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| BAS                         | 2,390            | 100                         |         | 2,390        | 170,248              |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| FGR                         | 625              | 55                          |         | 344          | 24,504               |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| FOP                         | 330              | 30                          |         | 99           | 7,052                |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| FSP                         | 364              | 40                          |         | 146          | 10,400               |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| TOTALS                      |                  | 3,709                       |         |              | 2,979                | 212,205                        |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| EXTRA FEATURES              |                  |                             |         |              |                      | 503 NW ARMADILLO LN, LAKE CITY |    |          |                |                                                                                                                                                                                                                                                                                                                       |         | BLD DATE    |             |                |                 | LGL DATE  |      | 04/07/2025 |      | MLU                                |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         | XF DATE     |             |                |                 | LAND DATE |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         | INC DATE    |             |                |                 | AG DATE   |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| 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                           | 0190             | FPLC PF                     | 0 100   | 0            | 0                    | 1.00                           | UT | 1,200.00 | 1,200.00       | 100                                                                                                                                                                                                                                                                                                                   | 0       | 0           | 3           | 100            | 1,200           |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| 2                           | 0200             | GARAGE F                    | 0 100   | 0            | 0                    | 1.00                           | UT | 0.00     | 0.00           | 100                                                                                                                                                                                                                                                                                                                   | 0       | 0           | 3           | 100            | 15,000          |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| 3                           | 0260             | PAVEMENT-A                  | 0 100   | 12           | 575                  | 6,900.00                       | UT | 1.50     | 1.50           | 75                                                                                                                                                                                                                                                                                                                    | 2008    | 2008        | 3           | 75             | 7,763           |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| 4                           | 0166             | CONC, PAVMT                 | 0 100   | 0            | 0                    | 87.00                          | UT | 3.00     | 3.00           | 100                                                                                                                                                                                                                                                                                                                   | 2008    | 2008        | 3           | 100            | 261             |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| 5                           | 0070             | CARPORT UF                  | 0 100   | 0            | 0                    | 1.00                           | UT | 0.00     | 0.00           | 100                                                                                                                                                                                                                                                                                                                   | 2014    | 2014        | 3           | 100            | 300             |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
| 6                           | 0030             | BARN, MT                    | 0       | 0            | 0                    | 1.00                           | UT | 0.00     | 0.00           | 100                                                                                                                                                                                                                                                                                                                   | 2018    | 2018        | 3           | 100            | 10,000          |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |
|                             |                  |                             |         |              |                      |                                |    |          |                |                                                                                                                                                                                                                                                                                                                       |         |             |             |                |                 |           |      |            |      |                                    |       |        |                       |  |  |  |  |  |  |  |