

EDENFIELD RANDALL W/EDENFIELD LISA C  
158 SW EDENFIELD WAY  
LAKE CITY, FL 32024

**10-5S-16-03522-008**

| BUILDING CHARACTERISTICS                                                                                                                   |                  |                |                                |              |                      |                                 | MARKET ADJUSTMENTS              |                   |             |             |                |                |                 |                 |            |                | COLUMBIA COUNTY PROPERTY |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|--------------------------------|--------------|----------------------|---------------------------------|---------------------------------|-------------------|-------------|-------------|----------------|----------------|-----------------|-----------------|------------|----------------|--------------------------|-----------------------------|----------------------|-------------------|------------------------------------|-----|----------------|---------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                               |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                | 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               | VALUATION SUMMARY |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 31               | VINYL SID 100  | 0800                           | 02           | 1,647                | 115.9000                        |                                 | 69.54             |             | 114,532     | 1995           | 1995           |                 | 0               | 0          | 60.00          | 40.00                    | VALUATION BY STANDARD       |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP 100  | 2 MOBILE HME 100% - 1997       |              |                      |                                 |                                 | Heated Area: 1647 |             |             |                |                | HX Base Yr 1997 |                 |            |                |                          |                             |                      |                   |                                    |     |                | Tax Group: 3 Tax Dist:                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 12               | MODULAR MT 100 | <div>BAS</div>                 |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | BUILDING MARKET VALUE 45,813       |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL 100    |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | TOTAL MARKET OB/XF VALUE 8,700     |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET 90      |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | TOTAL LAND VALUE - MARKET 42,900   |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 08               | SHT VINYL 10   |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | TOTAL MARKET VALUE 97,413          |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL 100    |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | SOH/AGL Deduction 41,303           |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED 100 |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | ASSESSED VALUE 56,110              |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 4 100          |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | TOTAL EXEMPTION VALUE HX HB 31,110 |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 2 100          |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | BASE TAXABLE VALUE 25,000          |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100         |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | TOTAL JUST VALUE 97,413            |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Architectual Units                                                                                                                         | 01               | CONV 100 0 100 |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | NCON VALUE 0                       |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Condition Adj                                                                                                                              | 03               | 03 100         | INCOME VALUE                   |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus                                                                                                                              | 01               | 01 100         | PREVIOUS YEAR MKT VALUE 97,413 |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                    |                  | 05 05          |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | BLDG:2:1: SHAD MH                  |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  | 0200           | MOBILE HOME                    |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   | BLDG:1:1: FLIN MH                  |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |                | MKT AREA                       |              | 01                   |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             | SALE:1:1: 2.86 ACRES |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  | 10516.00       | 1.00/                          |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE    | YEAR                           | TOT ADJ AREA | SUBAREA MARKET VALUE |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                | PERMIT NUM DESCRIPTION AMT ISSUED           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 1,647            | 100            |                                | 1,647        | 45,813               |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                | 000050981 Roof Replacement 4,100 10/07/2024 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  | 1,647          |                                | 1,647        | 45,813               | 158 SW EDENFIELD WAY, LAKE CITY |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                | 39906 ELECTRICAL 0 06/08/2020               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                |                                |              |                      |                                 | 158 SW EDENFIELD WAY, 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                                                                                                                                          | 0040             | BARN,POLE      | 0 100                          | 0 0          | 1.00                 | UT                              | 0.00                            | 0.00              | 100         | 2006        | 2006           | 3              | 100             | 100             |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0040             | BARN,POLE      | 0 100                          | 0 0          | 1.00                 | UT                              | 0.00                            | 0.00              | 100         | 2006        | 2006           | 3              | 100             | 400             |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 9945             | Well/Sept      | 0 100                          | 0 0          | 1.00                 | UT                              | 7,000.00                        | 7,000.00          | 100         |             |                | 3              | 100             | 7,000           |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0190             | FPLC PF        | 0 100                          | 0 0          | 1.00                 | UT                              | 1,200.00                        | 1,200.00          | 100         | 2014        | 2014           | 3              | 100             | 1,200           |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                | TOTAL OB/XF 8,700        |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                          | 0102             | C              | SFR/MH                         | 100          |                      | 00                              | 0.00                            | 0.00              | 2.86        | AC          |                | 1.00           | 1.00            | 1.00            | 15,000.00  | 15,000.00      | 42,900                   |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 10/21/2024 BY JS Total Acres: 2.86 Total Land Value: 42,900 Market: 0 Agricultural: 0 Common: 42,900 PRINTED 11/20/2025 BY SYS |                  |                |                                |              |                      |                                 |                                 |                   |             |             |                |                |                 |                 |            |                |                          |                             |                      |                   |                                    |     |                |                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |