

LOT 7 SOUTHFORK S/D UNR DESC AS)  
SEC, E 46.86 FT TO E R/W SR-47,  
FT, N 656.57 FT FOR POB, CONT N

LEWIS JOSEPH L/DUPRIEST CASEY  
381 SW GRASSY LN  
FORT WHITE, FL 32038

2026

10-6S-16-03814-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 08 | SHT VINYL 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 01 | NONE 100       |
| Stories                  | 0  | 0 100          |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                  |       |
|------------------|------------------|-------|
| Quality          | 05               | 05    |
| DOR CODE         | 0200 MOBILE HOME |       |
| MAP NUM          |                  | 02    |
| NEIGHBORHOOD/LOC | 10616.00         | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,280            | 100         | 2023 | 2,280        | 209,747              |
| TOTALS    | 2,280            |             |      | 2,280        | 209,747              |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    |
| 1              | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 |
| 2              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 400.00   |
| 3              | 0252       | LEAN-TO W/  | 0   | 0   | 0 | 0 | 1.00  | UT | 200.00   |
| 4              | 0190       | FPLC PF     | 0   | 0   | 0 | 0 | 1.00  | UT | 1,200.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 0   |     | A-1      | 0.00  | 0.00  | 10.02       |

REVIEW DATE 10/13/2022 BY ME

| MARKET ADJUSTMENTS                                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
|---------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0201                                                                | 02  | 2,280     | 113.8000    | 106.97         | 243,892        | 2018 | 2018 | 0    | 0    | 0 | 14.00 | 86.00  |  |
| 1 MANUF 1 0% - 2023 Heated Area: 2280 HX Base Yr                    |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div>30<div>76</div>30<div>76</div></div>                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BAS 2023                                                            |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 381 SW GRASSY LN, FORT WHITE                                        |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU |     |           |             |                |                |      |      |      |      |   |       |        |  |

| 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   | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 2   | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 400.00   | 400.00         | 100       | 2023    | 2022        |   | 100    | 400             |       |
| 3   | 0252       | LEAN-TO W/  | 0   | 0   | 0 | 0 | 1.00  | UT | 200.00   | 200.00         | 100       | 2023    | 2022        |   | 100    | 200             |       |
| 4   | 0190       | FPLC PF     | 0   | 0   | 0 | 0 | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 2023    | 2022        |   | 100    | 1,200           |       |

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            |                |            |  | 8,800 |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|--|-------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |  |       |  |
| A-1         | 0.00  | 0.00  | 10.02       | AC        |     | 1.00      | 1.00   | 1.00    | 9,500.00   | 9,500.00       |            |  |       |  |
|             |       |       |             |           |     |           |        |         |            |                |            |  |       |  |
|             |       |       |             |           |     |           |        |         |            |                |            |  |       |  |
|             |       |       |             |           |     |           |        |         |            |                |            |  |       |  |
|             |       |       |             |           |     |           |        |         |            |                |            |  |       |  |
|             |       |       |             |           |     |           |        |         |            |                |            |  |       |  |

Total Acres: 10.02 Total Land Value: 95,190 Market: 0 Agricultural: 0 Common: 95,190

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 3          |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|------------------------|--|--|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD               |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 3 Tax Dist: |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 209,747                |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 8,800                  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 95,190                 |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 313,737                |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 313,737                |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 313,737                |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 313,737                |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0                      |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |                        |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 321,054                |  |  |  |

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

| SALES DATA                     |           |              |        |        |           |               |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1474/1312                      | 8/29/2022 | WD           | U      | I      | 34        | 65,000        |  |
| GRANTOR: WESTRIDGE INC         |           |              |        |        |           |               |  |
| GRANTEE: LEWIS JOSEPH L        |           |              |        |        |           |               |  |
| 1333/2424                      | 3/15/2017 | WD           | Q      | I      | 01        | 130,500       |  |
| GRANTOR: FLORIDA GEORGIA PROPE |           |              |        |        |           |               |  |
| GRANTEE: WESTRIDGE INC         |           |              |        |        |           |               |  |

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

| BUILDING DIMENSIONS                         |  |  |  |  |  |  |  |  |  |
|---------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=20,10] S30 E76 N30 W76 \$ |  |  |  |  |  |  |  |  |  |
|                                             |  |  |  |  |  |  |  |  |  |
|                                             |  |  |  |  |  |  |  |  |  |
|                                             |  |  |  |  |  |  |  |  |  |
|                                             |  |  |  |  |  |  |  |  |  |
|                                             |  |  |  |  |  |  |  |  |  |
|                                             |  |  |  |  |  |  |  |  |  |
|                                             |  |  |  |  |  |  |  |  |  |
|                                             |  |  |  |  |  |  |  |  |  |

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