

**WEBER TERRY**  
269 SW PERSIMMON PL  
LAKE CITY, FL 32024

# 2026

**11-4S-16-02923-000**

| BUILDING CHARACTERISTICS                                                                                                                   |                  |              |                      |                          |                      |           |             |                |                | MARKET ADJUSTMENTS             |               |             |        |                   |                 |                   |              |                             |           | COLUMBIA COUNTY PROPERTY |      |     |    |          |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------|----------------------|--------------------------|----------------------|-----------|-------------|----------------|----------------|--------------------------------|---------------|-------------|--------|-------------------|-----------------|-------------------|--------------|-----------------------------|-----------|--------------------------|------|-----|----|----------|--|--|--|--|--|
| ELEMENT                                                                                                                                    | CD               | CONSTRUCTION |                      | TYPE                     | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB                            | EYB           | ECON        | FNCT   | NORM              | % COND          | VALUATION SUMMARY |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 18               | CEMENT BRK   | 100                  | 0100                     | 01                   | 2,840     | 114.2400    | 127.95         | 363,378        | 1965                           | 1965          | 0           | 0      | 0                 | 35.00           | 65.00             | VALUATION BY |                             |           |                          |      |     |    |          |  |  |  |  |  |
| Roof Structur                                                                                                                              | 03               | GABLE/HIP    | 100                  | 1 SINGLE FAM 100% - 2025 |                      |           |             |                |                |                                |               |             |        | Heated Area: 2398 |                 |                   |              |                             | Tax Dist: |                          |      |     |    | STANDARD |  |  |  |  |  |
| Roof Cover                                                                                                                                 | 12               | MODULAR MT   | 100                  |                          |                      |           |             |                |                |                                |               |             |        | HX Base Yr 2025   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL      | 100                  |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 236,196   |                          |      |     |    |          |  |  |  |  |  |
| Interior Floo                                                                                                                              | 06               | VINYL ASB    | 50                   |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 18,162    |                          |      |     |    |          |  |  |  |  |  |
| Interior Floo                                                                                                                              | 15               | HARDTILE     | 50                   |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 33,750    |                          |      |     |    |          |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL      | 100                  |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 288,108   |                          |      |     |    |          |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED   | 100                  |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 0         |                          |      |     |    |          |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  | 3 100        |                      |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 288,108   |                          |      |     |    |          |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  | 3 100        |                      |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 50,722    |                          |      |     |    |          |  |  |  |  |  |
| Frame                                                                                                                                      | 01               | NONE         | 100                  |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 237,386   |                          |      |     |    |          |  |  |  |  |  |
| Stories                                                                                                                                    | 1.               | 1. 100       |                      |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 288,108   |                          |      |     |    |          |  |  |  |  |  |
| Architectual                                                                                                                               | 05               | CONV         | 100                  |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             | 0         |                          |      |     |    |          |  |  |  |  |  |
| Units                                                                                                                                      |                  | 0 100        |                      |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| Condition Adj                                                                                                                              | 03               | 03 100       |                      |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| Kitchen Adjus                                                                                                                              | 01               | 01 100       |                      |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| Quality                                                                                                                                    |                  |              |                      |                          |                      |           |             |                |                | 05                             | 05            |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  |              |                      |                          |                      |           |             |                |                | 0100                           | SINGLE FAMILY |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |              |                      |                          |                      |           |             |                |                | MKT AREA                       |               |             |        |                   | 06              |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  |              |                      |                          |                      |           |             |                |                | 11416.020 1.00/                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA             | SUBAREA MARKET VALUE |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| BAS                                                                                                                                        | 2,398            | 100          |                      | 2,398                    | 199,436              |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| FCP                                                                                                                                        | 400              | 25           |                      | 100                      | 8,317                |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| FOP                                                                                                                                        | 80               | 30           |                      | 24                       | 1,996                |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| FOP                                                                                                                                        | 276              | 30           |                      | 83                       | 6,903                |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| UDU                                                                                                                                        | 280              | 55           |                      | 154                      | 12,808               |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| UST                                                                                                                                        | 180              | 45           |                      | 81                       | 6,737                |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  |              |                      |                          |                      |           |             |                |                | 3,614                          |               |             | 2,840  | 236,196           |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |              |                      |                          |                      |           |             |                |                | 269 SW PERSIMMON PL, LAKE CITY |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| 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                                                                                                                                          | 0280             | POOL R/CON   | 0 100                | 32                       | 16                   | 512.00    | UT          | 70.00          | 70.00          | 30                             | 1975          | 1975        | 3      | 30                | 10,752          |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| 2                                                                                                                                          | 0294             | SHED WOOD/   | 0 100                | 8                        | 12                   | 98.00     | UT          | 7.50           | 7.50           | 100                            | 0             | 0           | 3      | 100               | 735             |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| 3                                                                                                                                          | 0120             | CLFENCE      | 4 0 100              | 0                        | 0                    | 350.00    | UT          | 4.50           | 4.50           | 100                            | 1993          | 1993        | 3      | 100               | 1,575           |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| 4                                                                                                                                          | 0104             | GENERATOR    | 0 100                | 0                        | 0                    | 1.00      | UT          | 6,000.00       | 6,000.00       | 100                            | 2024          | 2023        |        | 85                | 5,100           |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |              |                      |                          |                      |           |             |                |                | TOTAL OB/XF 18,162             |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP                      | R D                  | LOC ZONE  | FRONT       | DEPTH          | TOT LND UTS    | UNIT TYPE                      | D T           | DPHT FACT   | % COND | TOT ADJ           | UNIT PRICE      | ADJ UNIT PRICE    | LAND VALUE   | OTHER ADJUSTMENTS AND NOTES | YEAR      | DENSITY                  | DECL | FRZ | YR | CONSRV   |  |  |  |  |  |
| 1                                                                                                                                          | 0100             | C            | SFR                  | 100                      |                      | RSF/MH    | 0.00        | 347.00         | 1.00           | LT                             |               | 1.00        | 1.00   | 1.50              | 22,500.00       | 33,750.00         | 33,750       |                             |           |                          |      |     |    |          |  |  |  |  |  |
| REVIEW DATE 05/13/2024 BY TP Total Acres: 4.01 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 10/03/2025 BY SYS |                  |              |                      |                          |                      |           |             |                |                |                                |               |             |        |                   |                 |                   |              |                             |           |                          |      |     |    |          |  |  |  |  |  |