

LOT 31 CALLAWAY S/D UNIT 1.  
819-193, 831-1430, 896-734, WD 1

BERGER JOHNNY/MCLERNON JEANETTE M  
118 SW LEXINGTON CT  
LAKE CITY, FL 32024

2026

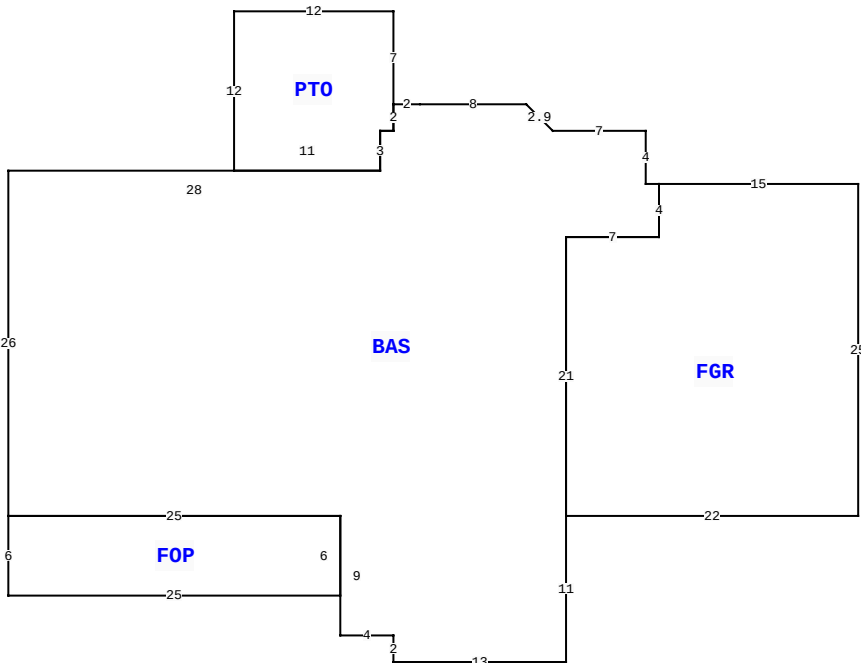
15-4S-16-03023-131

| BUILDING CHARACTERISTICS |                    |
|--------------------------|--------------------|
| ELEMENT                  | CD                 |
| Exterior Wall            | 31 VINYL SID 90    |
| Exterior Wall            | 21 STONE 10        |
| Roof Structure           | 08 IRREGULAR 100   |
| Roof Cover               | 03 COMP SHNGL 100  |
| Interior Wall            | 05 DRYWALL 100     |
| Interior Floo            | 13 LAM/VNLPLK 50   |
| Interior Floo            | 15 HARDTILE 50     |
| Air Condition            | 03 CENTRAL 100     |
| Heating Type             | 04 AIR DUCTED 100  |
| Bedrooms                 | 3 100              |
| Bathrooms                | 2 100              |
| Frame                    | 01 NONE 100        |
| Stories                  | 1. 1. 100          |
| Architectual             | 05 CONV 100        |
| Units                    | 0 100              |
| Condition Adj            | 03 03 100          |
| Kitchen Adjus            | 02 02 100          |
| Quality                  | 06 06              |
| DOR CODE                 | 0100 SINGLE FAMILY |
| MAP NUM                  | MKT AREA 06        |
| NEIGHBORHOOD/LOC         | 15416.050 1.00/    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,387            | 100         |      | 1,387        | 133,336              |
| FGR       | 522              | 55          |      | 287          | 27,590               |
| FOP       | 150              | 30          |      | 45           | 4,326                |
| PTO       | 141              | 5           |      | 7            | 673                  |
| TOTALS    | 2,200            |             |      | 1,726        | 165,924              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0190       | FPLC PF     | 0   | 0   | 0  | 0  | 1.00     | UT | 1,200.00 |
| 2              | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 1,083.00 | UT | 1.50     |
| 3              | 0120       | CLFENCE 4   | 0   | 0   | 0  | 0  | 350.00   | UT | 4.50     |
| 4              | 0296       | SHED METAL  | 0   | 0   | 12 | 24 | 288.00   | UT | 12.00    |
| 5              | 0169       | FENCE/WOOD  | 0   | 0   | 0  | 0  | 1.00     | UT | 0.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | 00       | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                                                 |     |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                                               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                                                               | 01  | 1,726     | 130.6462    | 146.32         | 252,548        | 1997 | 1997 | 0    | 0    | 0 34.30 | 65.70  |
| 1 SINGLE FAM 0% - 2021 Heated Area: 1387 HX Base Yr                                |     |           |             |                |                |      |      |      |      |         |        |
|  |     |           |             |                |                |      |      |      |      |         |        |
| 118 SW LEXINGTON CT, LAKE CITY                                                     |     |           |             |                |                |      |      |      |      |         |        |

| TOTAL OB/XF |            |             |     |     |    |    |          |    |          |                |       |
|-------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-------|
| 8,262       |            |             |     |     |    |    |          |    |          |                |       |
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1           | 0190       | FPLC PF     | 0   | 0   | 0  | 0  | 1.00     | UT | 1,200.00 | 1,200.00       |       |
| 2           | 0166       | CONC, PAVMT | 0   | 0   | 0  | 0  | 1,083.00 | UT | 1.50     | 1.50           |       |
| 3           | 0120       | CLFENCE 4   | 0   | 0   | 0  | 0  | 350.00   | UT | 4.50     | 4.50           |       |
| 4           | 0296       | SHED METAL  | 0   | 0   | 12 | 24 | 288.00   | UT | 12.00    | 12.00          |       |
| 5           | 0169       | FENCE/WOOD  | 0   | 0   | 0  | 0  | 1.00     | UT | 0.00     | 0.00           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| 8,262       |          |     |                      |     |     |          |       |       |             |           |     |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1           | 0100     | C   | SFR                  | 0   |     | 00       | 0.00  | 0.00  | 1.00        | LT        |     |

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
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| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 3              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 165,924   |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,262     |  |
| TOTAL LAND VALUE - MARKET |  | 35,000    |  |
| TOTAL MARKET VALUE        |  | 209,186   |  |
| SOH/AGL Deduction         |  | 0         |  |
| ASSESSED VALUE            |  | 209,186   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 209,186   |  |
| TOTAL JUST VALUE          |  | 209,186   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  | 0         |  |
| PREVIOUS YEAR MKT VALUE   |  | 212,267   |  |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000053406  | Roof Replacement | 17,000 | 06/18/2025 |
| 12024      | SFR              | 235    | 01/09/1997 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1532/2407                      | 2/07/2025  | WD        | Q   | I   | 01     |
| GRANTOR: MORRIS RANDY M        |            |           |     |     |        |
| GRANTEE: BERGER JOHNNY         |            |           |     |     |        |
| 1421/1337                      | 10/09/2020 | WD        | Q   | I   | 01     |
| GRANTOR: ROBERT J & MARY W BEA |            |           |     |     |        |
| GRANTEE: RANDY M MORRIS        |            |           |     |     |        |

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

| BUILDING DIMENSIONS                                                                                                                                             |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W7 U2 L2 W8 /W2/ PTO= N7 W12 S12 E11 N3 E1 N2\$ S2 W1 S3 W28 S26 FOP= S6 E25 N6 W25\$ E25 S9 E4 S2 E13 N11 FGR= E22 N25 W15 S4 W7 S21\$ N21 E7 N4 W1 N4\$. |  |  |  |  |  |  |  |  |  |