COMM NW COR OF NW1/4 OF SE1/4,
RUN S 558.20 FT TO E R/W OF
G S & F RR, SE 327.60 FT, NE

BIO-CYCLE LLC
P O BOX 840113
ST AUGUSTINE, FL 32080-0113

2026

19-3S-17-05134-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

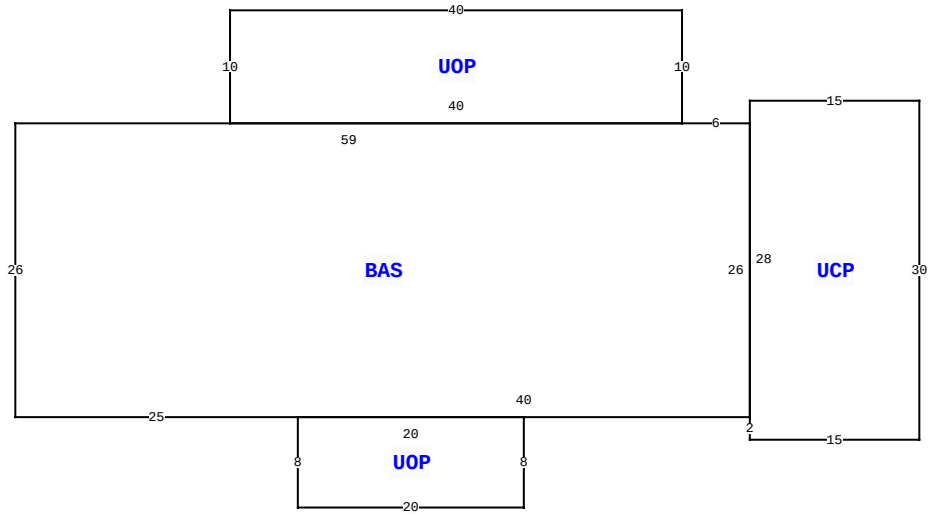
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	19317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	54,162
UCP	450	20		90	2,884
UOP	160	20		32	1,026
UOP	400	20		80	2,564
TOTALS	2,700			1,892	60,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,892	52.0308	58.27	110,247	1976	1976	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1690 HX Base Yr



125 NW SELVIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,572
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	108,572
SOH/AGL Deduction	0
ASSESSED VALUE	108,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,572
TOTAL JUST VALUE	108,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,572

BLDG:2:1: TIFF MH

LAND:1:1: SFR ZONED INDUSTRIAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1298/2431	7/30/2015	WD	Q	I	05	55,000

GRANTOR: SELWIA ANN CHAPPLE (U

GRANTEE: BIO-CYCLE LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N10 W40 S10 E40$ W59 S26 E25 UOP= S8 E20N8 W20$ E40 UCP= S2 E15 N30 W15 S28$ N26$.

EXTRA FEATURES

LN	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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0		I	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

REVIEW DATE 08/18/2015 BY DF Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

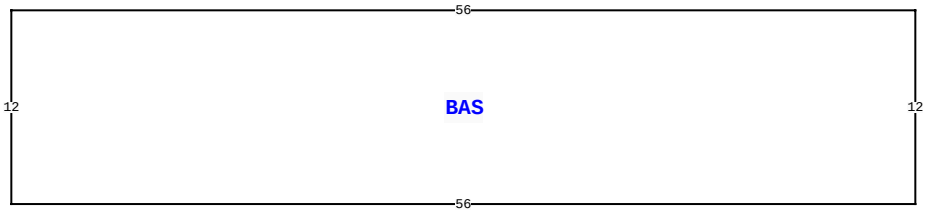
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	19317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,580
TOTALS	672			672	9,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	59.4000	35.64	23,950	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



125 NW SELVIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL MARKET VALUE	108,572
SOH/AGL Deduction	0
ASSESSED VALUE	108,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,572
TOTAL JUST VALUE	108,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2431	7/30/2015	WD	Q	I	05	55,000

GRANTOR: SELWIA ANN CHAPPLE (U

GRANTEE: BIO-CYCLE LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/18/2015 BY DF Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

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Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

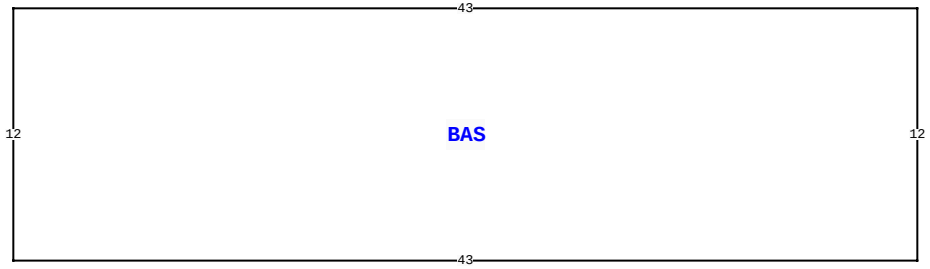
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	19317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	516	100		516	7,356
TOTALS	516			516	7,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	516	59.4000	35.64	18,390	1970	1970	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 516 HX Base Yr



125 NW SELVIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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ASSESSED VALUE	108,572
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,572
TOTAL JUST VALUE	108,572
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2431	7/30/2015	WD	Q	I	05	55,000

GRANTOR: SELWIA ANN CHAPPLE (U

GRANTEE: BIO-CYCLE LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S12 E43 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/18/2015 BY DF Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/18/2025 BY SYS