

COMM AT SE COR OF W1/2 OF SEC.  
RUN W 2734.37 FT, N 2356.30 FT  
SE 339.80 FT, N 551.97 FT, SE

FEAGLE CLAY G/FEAGLE RAMSEY R  
P O BOX 530  
LAKE CITY, FL 32056

2026

20-3S-16-02202-132



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 32 | HARDIE BRD 80  |
| Exterior Wall            | 21 | STONE 20       |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 15 | HARDTILE 80    |
| Interior Floor           | 12 | HARDWOOD 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 4  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    | 0  | 100            |
| Kitchen Adjus            | 02 | 02 100         |

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 20316.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 3,526            | 100         |      | 3,526        | 446,969              |
| FGR       | 928              | 55          |      | 510          | 64,650               |
| FOP       | 46               | 30          |      | 14           | 1,774                |
| FSP       | 755              | 40          |      | 302          | 38,283               |
| TOTALS    | 5,255            |             |      | 4,352        | 551,676              |

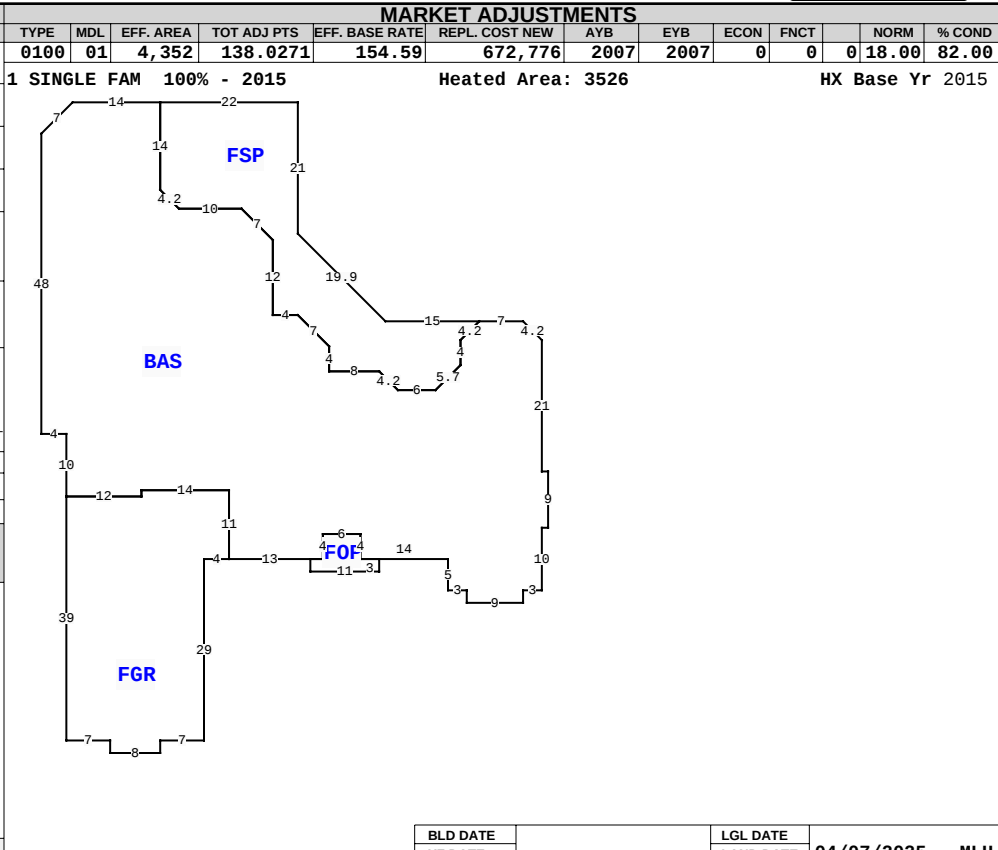
EXTRA FEATURES

| 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 |
|-----|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0190       | FPLC PF     | 0       | 100 | 0  | 0     |    | 1.00     | UT 1,200.00    | 100       | 2007    | 2007        | 3 | 100    | 1,200           |       |
| 2   | 0280       | POOL R/CON  | 0       | 100 | 17 | 28    |    | 476.00   | UT 70.00       | 100       | 2007    | 2007        | 3 | 54     | 17,993          |       |
| 3   | 0282       | POOL ENCL   | 0       | 100 | 35 | 35    |    | 1,225.00 | UT 15.00       | 100       | 2007    | 2007        | 3 | 40     | 7,350           |       |
| 4   | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     |    | 4,464.00 | UT 2.10        | 100       | 2007    | 2007        | 3 | 100    | 9,374           |       |
| 5   | 0294       | SHED WOOD/  | 0       | 100 | 0  | 0     |    | 1.00     | UT 0.00        | 100       | 2014    | 2014        | 3 | 100    | 600             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 |     | PRRD     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 2.00    | 55,000.00  | 110,000.00     | 110,000    |                             |      |         |      |     |    |        |

REVIEW DATE 02/07/2023 BY KS



325 NW HIGH POINT DR, LAKE CITY

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 36,517

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 |     | PRRD     | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 2.00    | 55,000.00  | 110,000.00     | 110,000    |                             |      |         |      |     |    |        |

Total Acres: 4.79 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 551,676  |
| TOTAL MARKET OB/XF VALUE  |           | 36,517   |
| TOTAL LAND VALUE - MARKET |           | 110,000  |
| TOTAL MARKET VALUE        |           | 698,193  |
| SOH/AGL Deduction         |           | 232,568  |
| ASSESSED VALUE            |           | 465,625  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,722   |
| BASE TAXABLE VALUE        |           | 414,903  |
| TOTAL JUST VALUE          |           | 698,193  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 706,254  |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000041621  | Roof Replacement | 42,065 | 03/29/2021 |
| 25961      | POOL             | 195    | 06/26/2007 |
| 25512      | SFR              | 979    | 02/12/2007 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1278/2498                      | 8/01/2014  | WD Q      | I   | 01  |        |
| GRANTOR: KEVIN H & HEATHER GRA |            |           |     |     |        |
| GRANTEE: CLAY G & RAMSEY R F   |            |           |     |     |        |
| 1104/2607                      | 12/13/2006 | WD Q      | V   | 01  |        |
| GRANTOR: HIGHPOINT FARMS LLC   |            |           |     |     |        |
| GRANTEE: KEVIN H & HEATHER G   |            |           |     |     |        |

04/07/2025 MLU

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 D5 L5 S48 E4 S10 FGR= S39 E7 S2 E8 N2 E7 N29 E4  
N11 W14 S1 W12\$ E12 N1 E14 S11 E13 FOP= S2 E11 N2 W3 N4 W6 S4  
W2\$ E2 N4 E6 S4 E14 S5 E3 S2 E9 N2 E3 N10 E1 N9 W1 N21 L3 U3  
W7 FSP= W15 L14 U14 N21 W22 S14 D3 R3 E10 D5 R5 S12 E4  
D5 R5 S4 E8 D3 R3 E6 R4 U4 N4 R3 U3 \$ D3 L3 S4 D4 L4  
W6 L3 U3 W8 N4 L5 U5 W4 N12 L5 U5 W10 L3 U3 N14\$.