

BEG NE COR OF NE1/4 OF NW1/4,  
RUN S 230 FT, W 380 FT, N 230  
FT, E 380 FT TO POB, EX ADD'L

KUMAR STEVEN/KUMAR DANYEL  
4272 SW BIRLEY AVE  
LAKE CITY, FL 32024

2026

20-4S-16-03076-004



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 15  | CONC BLOCK 90  |
| Exterior Wall            | 31  | VINYL SID 10   |
| 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                 | 3   | 100            |
| Bathrooms                | 2.5 | 100            |
| Frame                    | 01  | NONE 100       |
| Stories                  | 1.  | 1. 100         |
| Architectual             | 05  | CONV 100       |
| 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 | 01 |
|---------|--|----------|----|

|                  |          |       |
|------------------|----------|-------|
| NEIGHBORHOOD/LOC | 20416.00 | 1.00/ |
|------------------|----------|-------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,326            | 100         |      | 2,326        | 174,216              |
| FGR       | 708              | 55          |      | 389          | 29,136               |
| FOP       | 12               | 30          |      | 4            | 300                  |
| FOP       | 90               | 30          |      | 27           | 2,022                |
| FSP       | 352              | 40          |      | 141          | 10,561               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,488 |  |  | 2,887 | 216,235 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |    |    |       |    |          |       |
|----------------|------------|-------------|---------|----|----|-------|----|----------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS | UT | Adj R    | NOTES |
| 1              | 0166       | CONC, PAVMT | 0 100   | 0  | 0  | 1.00  | UT | 0.00     |       |
| 2              | 0258       | PATIO       | 0 100   | 0  | 0  | 1.00  | UT | 0.00     |       |
| 3              | 0031       | BARN, MT AE | 0 100   | 13 | 36 | 1.00  | UT | 0.00     |       |
| 4              | 0030       | BARN, MT    | 0 100   | 24 | 32 | 1.00  | UT | 0.00     |       |
| 5              | 0180       | FPLC 1STRY  | 0 100   | 0  | 0  | 1.00  | UT | 2,000.00 |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.70        |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| 0100 | 01  | 2,887     | 102.8850    | 115.23         | 332,669        | 1975 | 1975 | 0    | 0    | 0 35.00 | 65.00  |

1 SINGLE FAM 100% - 2023

Heated Area: 2326

HX Base Yr 2023

Site map showing property layout with labels FOP, FGR, FSP, BAS and dimensions.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

|                           |           |
|---------------------------|-----------|
| VALUATION BY              | STANDARD  |
| Tax Group: 3              | Tax Dist: |
| BUILDING MARKET VALUE     | 216,235   |
| TOTAL MARKET OB/XF VALUE  | 10,725    |
| TOTAL LAND VALUE - MARKET | 25,500    |
| TOTAL MARKET VALUE        | 252,460   |
| SOH/AGL Deduction         | 12,433    |
| ASSESSED VALUE            | 240,027   |
| TOTAL EXEMPTION VALUE     | 50,722    |
| BASE TAXABLE VALUE        | 189,305   |
| TOTAL JUST VALUE          | 252,460   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 252,460   |

PRMT:1:1: POWER POLE FOR WORKSHOP

SALE:1:1: 2 AC WITH IMP

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000046624  | Roof Replacement | 22,431 | 03/01/2023 |
| 25283      | MAINT/ALTR       | 40     | 12/06/2006 |
| 15356      | PUMP/UTPOL       | 30     | 04/08/1999 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| 1416/1966         | 7/29/2020 | WD        | Q     | I     | 01     | 190,000    |

GRANTOR: ROGER WILLIAM NEAL

GRANTEE: STEVEN & DANYEL KUM

1321/0979 8/25/2016 WD U I 30 100

GRANTOR: RONALD D & DARLENE NE

GRANTEE: ROGER WILLIAM NEAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FSP= N16 W22 S16 E22\$ W43 FOP= W9 S10 E9 N10\$S10  
FGR= W9 S32 E24 N28 W15 N4\$ S4 E15 S14 E32 FOP= E6 N2W6 S2\$  
N2 E6 S2 E2 S14 E24 N42\$.

| REVIEW DATE | 04/15/2024 | BY | KS | Total Acres: | 1.70 | Total Land Value: | 25,500 | Market: | 0 | Agricultural: | 0 | Common: | 25,500 | PRINTED 10/24/2025 BY SYS |
|-------------|------------|----|----|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|---------------------------|
|-------------|------------|----|----|--------------|------|-------------------|--------|---------|---|---------------|---|---------|--------|---------------------------|