

LOT 3 BLOCK B FOREST COUNTRY SEC  
699-293, 842-1570, 842-1571, DC

CLIFTON THUMAN H JR/CLIFTON ELIZABETH L  
365 SW SHORT LEAF DR  
LAKE CITY, FL 32024

2026

21-4S-16-03080-011

| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 08 | SHT VINYL 10   |
| 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            | 01 | 01 100         |

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| Quality          |                  | 07 07              |      |              |                      |
| DOR CODE         |                  | 0100 SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA           |      | 06           |                      |
| NEIGHBORHOOD/LOC |                  | 21416.010          |      | 1.00/        |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE        | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2, 571           | 100                |      | 2, 571       | 218, 670             |
| FGR              | 525              | 55                 |      | 289          | 24, 580              |
| FOP              | 72               | 30                 |      | 22           | 1, 871               |
| FSP              | 210              | 40                 |      | 84           | 7, 144               |
| FSP              | 252              | 40                 |      | 101          | 8, 590               |
| UDG              | 325              | 55                 |      | 179          | 15, 224              |
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| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100               | 01  | 3,246     | 116.8310    | 130.85         | 424,739        | 1989 | 1989 | 0    | 0    | 0 | 35.00 | 65.00  |

1 SINGLE FAM    100% - 2021

Heated Area: 2571

HX Base Yr 2021

The floor plan diagram illustrates the layout of the property with the following areas and dimensions:

- BAS (Basement):** A large rectangular area on the left with a width of 39 and a depth of 38.
- FSP (Front Porch):** Two rectangular areas at the top center, each with a width of 21 and a depth of 10.
- FGR (Front Garden):** A rectangular area at the bottom right with a width of 25 and a depth of 21.
- UDG (Undeveloped Ground):** A rectangular area at the top right with a width of 25 and a depth of 13.

Dimensions are provided for all major sections and connecting paths, such as a 23-unit path between the basement and the top porch area, and a 25-unit path between the top porch area and the front garden.

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE |            |
| INC DATE |  |           | AG DATE    |
|          |  |           | 04/03/2025 |

| TOTALS         |            | 3,955       |     |     | 3,246 | 276,089 |  |  |
|----------------|------------|-------------|-----|-----|-------|---------|--|--|
| EXTRA FEATURES |            |             |     |     |       |         |  |  |
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L     | W       |  |  |
| 1              | 0190       | FPLC PF     | 0   | 100 | 0     | 0       |  |  |
| 2              | 0166       | CONC, PAVMT | 0   | 100 | 12    | 90      |  |  |
| 3              | 0120       | CLFENCE 4   | 0   | 100 | 0     | 0       |  |  |
| 4              | 0296       | SHED METAL  | 0   | 100 | 0     | 0       |  |  |
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| LAND DESCRIPTION |          |            |                      |     |     |          |                   |       |                          | TOTAL OB/XF |     |          |           |         |            |                 |        |  |  | 4,600 |  |
|------------------|----------|------------|----------------------|-----|-----|----------|-------------------|-------|--------------------------|-------------|-----|----------|-----------|---------|------------|-----------------|--------|--|--|-------|--|
| 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  | LA VAL |  |  |       |  |
| 1                | 0100     | C          | SFR                  | 100 |     | RSF-1    | 0.00              | 0.00  | 1.00                     | LT          |     | 1.00     | 1.00      | 1.00    | 35,000.00  | 35,000.00       |        |  |  |       |  |
|                  |          |            |                      |     |     |          |                   |       |                          |             |     |          |           |         |            |                 |        |  |  |       |  |
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| REVIEW DATE      |          | 04/08/2025 |                      | BY  | KS  |          | Total Acres: 0.71 |       | Total Land Value: 35,000 |             |     |          | Market: 0 |         |            | Agricultural: 0 |        |  |  |       |  |

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  | 3 |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-------------|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |  |             |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |  | STANDARD    |  |   |
| Tax Group: 3              |  |  |  |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |  | 276,080     |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |  | 4,600       |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |  | 35,000      |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |  | 315,680     |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |  | 106,878     |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |  | 208,802     |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |  | 162,878     |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |  | 45,924      |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |  | 315,680     |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |  | 0           |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |  | 315,680     |  |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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| SALES DATA                     |           |              |        |        |           |               |  |  |  |
|--------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number           | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1520/1312                      | 8/01/2024 | LE           | U      | I      | 14        | 100           |  |  |  |
| GRANTOR: CLIFTON ELIZABETH L ( |           |              |        |        |           |               |  |  |  |
| GRANTEE: CLIFTON THURMAN H I   |           |              |        |        |           |               |  |  |  |
| 1487/1062                      | 3/28/2023 | LE           | U      | I      | 14        | 0             |  |  |  |
| GRANTOR: CLIFTON ELIZABETH LAN |           |              |        |        |           |               |  |  |  |
| GRANTEE: CLIFTON THURMAN H I   |           |              |        |        |           |               |  |  |  |

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

| BUILDING DIMENSIONS                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W25 N5 FSP= N12 FSP= N10 W21 S10 E21\$ W21 S12E21\$ W21 S5 W23 S39 E38 FOP= S12 E6 N12 W6\$ E6 FGR= S12 E25 N21 W25 S9\$ N9 E25 N30\$ PTR= N30 UDG= N25 W13 S25 E13\$ S30\$. . |  |  |  |  |  |  |  |  |  |  |  |  |