

**HUTCHEON FRANK**  
170 SHORE DR  
RIVIERA BEACH, FL 33404

21-7S-17-10034-001

[illegible]

| BUILDING CHARACTERISTICS                                                                                                                             |                  |                |                      |                                                                        |                      |           |             |                |                | MARKET ADJUSTMENTS                  |         |             |        |                  |                 |                |                   |                             |            | COLUMBIA COUNTY PROPERTY        |      |          |    |        |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------|------------------------------------------------------------------------|----------------------|-----------|-------------|----------------|----------------|-------------------------------------|---------|-------------|--------|------------------|-----------------|----------------|-------------------|-----------------------------|------------|---------------------------------|------|----------|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                              | CD               | CONSTRUCTION   |                      | TYPE                                                                   | MDL                  | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB                                 | EYB     | ECON        | FNCT   |                  | NORM            | % COND         | VALUATION SUMMARY |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                        | 31               | VINYL SID 100  |                      | 0202                                                                   | 02                   | 784       | 116.0000    | 114.84         | 90,035         | 2021                                | 2021    | 0           | 0      | 0                | 7.00            | 93.00          | VALUATION BY      |                             |            |                                 |      | STANDARD |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                        | 00               | N/A 0          |                      | 1 MANUF 2 0% - 2022                                                    |                      |           |             |                |                |                                     |         |             |        | Heated Area: 784 |                 |                |                   |                             | HX Base Yr |                                 |      |          |    |        |  |  |  |  |  |
| Roof Structure                                                                                                                                       | 03               | GABLE/HIP 100  |                      | <div>56</div> <div>14</div> <div>BAS</div> <div>14</div> <div>56</div> |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                           | 03               | COMP SHNGL 100 |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                        | 05               | DRYWALL 100    |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                                       | 12               | HARDWOOD 100   |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Interior Floor                                                                                                                                       | 00               | N/A 0          |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                        | 03               | CENTRAL 100    |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                         | 04               | AIR DUCTED 100 |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                             | 2                | 100            |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                            | 2                | 100            |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Frame                                                                                                                                                | 01               | NONE 100       |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Stories                                                                                                                                              | 1.               | 1. 100         |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Units                                                                                                                                                | 0                | 100            |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Condition Adj                                                                                                                                        | 03               | 03 100         |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Kitchen Adj                                                                                                                                          | 01               | 01 100         |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| Quality                                                                                                                                              |                  | 05             | 05                   |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| DOR CODE                                                                                                                                             |                  | 5000           | IMPROVED AG          |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| MAP NUM                                                                                                                                              |                  |                | MKT AREA             |                                                                        |                      |           |             |                |                |                                     |         |             |        | 02               |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                                     |                  | 21717.00       | 1.00/                |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| AREA TYPE                                                                                                                                            | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA                                                           | SUBAREA MARKET VALUE |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| BAS                                                                                                                                                  | 784              | 100            |                      | 784                                                                    | 83,733               |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| TOTALS                                                                                                                                               |                  | 784            |                      | 784                                                                    | 83,733               |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                       |                  |                |                      |                                                                        |                      |           |             |                |                | 1290 SW ACIE JAMES RD, HIGH SPRINGS |         |             |        |                  |                 |                |                   |                             |            | BLD DATE<br>XF DATE<br>INC DATE |      |          |    |        |  |  |  |  |  |
| 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                                                                                                                                                    | 0040             | BARN,POLE      | 0                    | 0                                                                      | 0                    | 1.00      | UT          | 0.00           | 0.00           | 100                                 | 2017    | 2017        | 3      | 100              | 200             |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| 2                                                                                                                                                    | 0040             | BARN,POLE      | 0                    | 0                                                                      | 0                    | 1.00      | UT          | 0.00           | 0.00           | 100                                 | 2005    | 2005        | 3      | 100              | 500             |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| 3                                                                                                                                                    | 0104             | GENERATOR      | 0                    | 0                                                                      | 0                    | 1.00      | UT          | 6,000.00       | 6,000.00       | 100                                 | 2022    | 2021        |        | 75               | 4,500           |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| 4                                                                                                                                                    | 9945             | Well/Sept      | 0                    | 0                                                                      | 0                    | 1.00      | UT          | 7,000.00       | 7,000.00       | 100                                 |         |             | 3      | 100              | 7,000           |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                     |                  |                |                      |                                                                        |                      |           |             |                |                | TOTAL OB/XF                         |         |             |        |                  |                 |                |                   |                             |            | 12,200                          |      |          |    |        |  |  |  |  |  |
| 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 |  |  |  |  |  |
| 1                                                                                                                                                    | 0200             | C              | MBL HM               | 0                                                                      |                      | A-1       | 0.00        | 0.00           | 1.00           | AC                                  |         | 1.00        | 1.00   | 1.00             | 8,000.00        | 8,000.00       | 8,000             |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| 2                                                                                                                                                    | 5500             | A              | TIMBER 2             | 0                                                                      |                      | A-1       | 0.00        | 0.00           | 19.00          | AC                                  |         | 1.00        | 1.00   | 1.00             | 445.00          | 445.00         | 8,455             |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| 3                                                                                                                                                    | 9910             | M              | MKT.VAL.AG           | 0                                                                      |                      |           |             |                | 19.00          | AC                                  |         | 1.00        | 1.00   | 1.00             | 8,000.00        | 8,000.00       | 152,000           |                             |            |                                 |      |          |    |        |  |  |  |  |  |
| REVIEW DATE 10/25/2021 BY JB Total Acres: 20.00 Total Land Value: 16,455 Market: 152,000 Agricultural: 8,455 Common: 8,000 PRINTED 11/07/2025 BY SYS |                  |                |                      |                                                                        |                      |           |             |                |                |                                     |         |             |        |                  |                 |                |                   |                             |            |                                 |      |          |    |        |  |  |  |  |  |