

# 2026



| 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        |              | 0201                          | 02       | 2,149  | 113.0000  |             | 106.22             | 228,267        | 2017      | 2017        | 0       | 0          | 0               | 16.00      | 84.00                       | VALUATION BY |                          |      |     |    | STANDARD |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Roof Structur                                                                                                                              |                  | 03               | GABLE/HIP 100        |              | 1 MANUF 1 100% - 2018         |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              | Heated Area: 1922        |      |     |    |          | HX Base Yr 2018         |  |  |  |  | Tax Group: 3 |           |  |  |            | Tax Dist: |  |     |  |  |
| Roof Cover                                                                                                                                 |                  | 03               | COMP SHNGL 100       |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 191,744                 |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Interior Wall                                                                                                                              |                  | 05               | DRYWALL 100          |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 23,000                  |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Interior Floo                                                                                                                              |                  | 08               | SHT VINYL 100        |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 22,500                  |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Air Condition                                                                                                                              |                  | 03               | CENTRAL 100          |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 237,244                 |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Heating Type                                                                                                                               |                  | 04               | AIR DUCTED 100       |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 105,200                 |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Bedrooms                                                                                                                                   |                  |                  | 3 100                |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 132,044                 |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Bathrooms                                                                                                                                  |                  |                  | 2 100                |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 50,722                  |  |  |  |  | HX HB        |           |  |  |            |           |  |     |  |  |
| Stories                                                                                                                                    |                  | 1.               | 1. 100               |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 81,322                  |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Architectual                                                                                                                               |                  | 01               | CONV 100             |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 237,244                 |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Units                                                                                                                                      |                  |                  | 0 100                |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | 0                       |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | INCOME VALUE            |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | PREVIOUS YEAR MKT VALUE |  |  |  |  | 242,110      |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| Quality                                                                                                                                    |                  | 05               | 05                   |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| DOR CODE                                                                                                                                   |                  | 0200/MOBILE HOME |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| MAP NUM                                                                                                                                    |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            | MKT AREA        |            |                             |              | 06                       |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  | 22416.00         |                      |              |                               |          |        |           |             |                    |                |           |             |         |            | 1.00/           |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE      | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE          |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| BAS                                                                                                                                        | 1,922            | 100              |                      | 1,922        | 171,490                       |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| FCP                                                                                                                                        | 713              | 25               |                      | 178          | 15,882                        |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| FOP                                                                                                                                        | 140              | 35               |                      | 49           | 4,372                         |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| TOTALS                                                                                                                                     |                  | 2,775            |                      |              | 2,149                         | 191,744  |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| EXTRA FEATURES                                                                                                                             |                  |                  |                      |              | 592 SW BUCHANAN DR, LAKE CITY |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | BLD DATE                |  |  |  |  |              | LGL DATE  |  |  | 04/21/2023 |           |  | MLU |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | XF DATE                 |  |  |  |  |              | LAND DATE |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          | INC DATE                |  |  |  |  |              | AG 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                                                                                                                                          | 0296             | SHED METAL       | 0                    | 100          | 18                            | 25       | 450.00 | UT        | 9.00        | 9.00               | 100            | 2017      | 2017        | 3       | 100        | 4,050           |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| 2                                                                                                                                          | 0252             | LEAN-TO W/       | 0                    | 100          | 12                            | 25       | 300.00 | UT        | 1.50        | 1.50               | 100            | 2017      | 2017        | 3       | 100        | 450             |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| 3                                                                                                                                          | 9945             | Well/Sept        | 0                    | 100          | 0                             | 0        | 1.00   | UT        | 7,000.00    | 7,000.00           | 100            |           |             | 3       | 100        | 7,000           |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| 4                                                                                                                                          | 0261             | PRCH, UOP        | 0                    | 100          | 0                             | 0        | 1.00   | UT        | 0.00        | 0.00               | 100            | 2019      | 2019        | 3       | 100        | 2,500           |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| 5                                                                                                                                          | 0140             | CLFENCE 6        | 0                    | 100          | 0                             | 0        | 1.00   | UT        | 0.00        | 0.00               | 100            | 2019      | 2019        | 3       | 100        | 1,500           |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| 6                                                                                                                                          | 0070             | CARPORT UF       | 0                    | 100          | 20                            | 30       | 1.00   | UT        | 0.00        | 0.00               | 100            | 2019      | 2019        | 3       | 100        | 3,000           |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| 7                                                                                                                                          | 0104             | GENERATOR        | 0                    | 100          | 0                             | 0        | 1.00   | UT        | 6,000.00    | 6,000.00           | 100            | 2021      | 2021        |         | 75         | 4,500           |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |                  |                      |              | TOTAL OB/XF                   |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              | 23,000                   |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| 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               | 100          |                               | RSF-1    | 0.00   | 0.00      | 1.00        | LT                 |                | 1.00      | 1.00        | 1.00    | 22,500.00  | 22,500.00       | 22,500     |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
|                                                                                                                                            |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |
| REVIEW DATE 04/04/2025 BY KS Total Acres: 1.13 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS |                  |                  |                      |              |                               |          |        |           |             |                    |                |           |             |         |            |                 |            |                             |              |                          |      |     |    |          |                         |  |  |  |  |              |           |  |  |            |           |  |     |  |  |