

**BECHARD JOHN M**  
288 SW HODGES WAY  
LAKE CITY, FL 32025

**22-5S-17-09340-060**

| 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          | 1,398     | 116.7000    | 109.70          | 153,361        | 1998           | 2006       | 0                           | 0    | 0                        | 45.00 | 55.00  | VALUATION BY      |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                              |                  | 03          | GABLE/HIP 100        |              |                              |          |          |                |             | 1 MANUF 1 100% - 2024 Heated Area: 1216 HX Base Yr 2024                                                |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | Tax Group: 3 Tax Dist:    |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                 |                  | 12          | MODULAR MT 100       |              |                              |          |          |                |             | <div><div>3838</div><div>USPUOP</div><div>3838</div><div>7676</div><div>1616</div><div>BAS</div></div> |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | BUILDING MARKET VALUE     |           |  |  |  |  |                |  |  |  | 84,349       |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              |                  | 05          | DRYWALL 100          |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | TOTAL MARKET OB/XF VALUE  |           |  |  |  |  |                |  |  |  | 8,500        |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              |                  | 13          | LAM/VNLPLK 70        |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | TOTAL LAND VALUE - MARKET |           |  |  |  |  |                |  |  |  | 15,120       |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              |                  | 14          | CARPET 30            |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | TOTAL MARKET VALUE        |           |  |  |  |  |                |  |  |  | 107,969      |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              |                  | 03          | CENTRAL 100          |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | SOH/AGL Deduction         |           |  |  |  |  |                |  |  |  | 0            |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               |                  | 04          | AIR DUCTED 100       |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | ASSESSED VALUE            |           |  |  |  |  |                |  |  |  | 107,969      |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   |                  |             | 3 100                |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | TOTAL EXEMPTION VALUE     |           |  |  |  |  |                |  |  |  | HX HB 50,722 |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  |                  |             | 2 100                |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | BASE TAXABLE VALUE        |           |  |  |  |  |                |  |  |  | 57,247       |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                    |                  | 1.          | 1. 100               |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | TOTAL JUST VALUE          |           |  |  |  |  |                |  |  |  | 107,969      |  |  |  |  |  |  |  |  |  |
| Architectual                                                                                                                               |                  | 01          | CONV 100             |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   | NCON VALUE                |           |  |  |  |  |                |  |  |  | 0            |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                      |                  |             | 0 100                |              |                              |          |          |                |             | INCOME VALUE                                                                                           |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Condition Adj                                                                                                                              |                  | 03          | 03 100               |              |                              |          |          |                |             | PREVIOUS YEAR MKT VALUE                                                                                |             |           |             |                 |                |                |            |                             |      | 107,969                  |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus                                                                                                                              |                  | 01          | 01 100               |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                    |                  | 05          | 05                   |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                   |                  | 0200        | MOBILE HOME          |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                    |                  |             | MKT AREA             |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      | 02                       |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           |                  | 22517.030   | 1.00/                |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE         |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 1,216            | 100         |                      | 1,216        | 73,367                       |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| UOP                                                                                                                                        | 304              | 25          |                      | 76           | 4,585                        |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| USP                                                                                                                                        | 304              | 35          |                      | 106          | 6,395                        |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     |                  | 1,824       |                      | 1,398        | 84,349                       |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |             |                      |              | 288 SW HODGES WAY, LAKE CITY |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      | BLD DATE                 |       |        |                   |                           | LGL DATE  |  |  |  |  | 04/07/2025 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                                                                                                                                          | 0081             | DECKING WI  | 0 100                | 0 0          | 1.00                         | UT       | 0.00     | 0.00           | 100         | 2017                                                                                                   | 2017        | 3         | 100         | 500             |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0120             | CLFENCE 4   | 0 100                | 0 0          | 1.00                         | UT       | 0.00     | 0.00           | 100         | 2017                                                                                                   | 2017        | 3         | 100         | 500             |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 9945             | Well/Sept   | 0 100                | 0 0          | 1.00                         | UT       | 7,000.00 | 7,000.00       | 100         |                                                                                                        |             | 3         | 100         | 7,000           |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0296             | SHED METAL  | 0 100                | 0 0          | 1.00                         | UT       | 0.00     | 0.00           | 100         | 2017                                                                                                   | 2017        | 3         | 100         | 500             |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                          | 0200             | C           | MBL HM               | 100          |                              | A-1      | 0.00     | 0.00           | 1.08        | AC                                                                                                     |             | 1.00      | 1.00        | 1.00            | 14,000.00      | 14,000.00      | 15,120     |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 08/22/2017 BY BC Total Acres: 1.08 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 10/03/2025 BY SYS |                  |             |                      |              |                              |          |          |                |             |                                                                                                        |             |           |             |                 |                |                |            |                             |      |                          |       |        |                   |                           |           |  |  |  |  |                |  |  |  |              |  |  |  |  |  |  |  |  |  |