

LOTS 5&6 LAKE JEFFREY PHASE 1.  
783-131, 900-1281, 917-509, DC 1

GORDY BARON KHARI/GORDY PAMELA PRISCILLA  
307 NW AUBURN PL  
LAKE CITY, FL 32055

2026

23-3S-16-02272-007



| BUILDING CHARACTERISTICS |                    |                |
|--------------------------|--------------------|----------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |
| Exterior Wall            | 16                 | WD FR STUC 100 |
| Roof Structur            | 08                 | IRREGULAR 100  |
| Roof Cover               | 03                 | COMP SHNGL 100 |
| Interior Wall            | 05                 | DRYWALL 100    |
| Interior Floo            | 13                 | LAM/VNPLK 80   |
| Interior Floo            | 15                 | HARDTILE 20    |
| Air Condition            | 03                 | CENTRAL 100    |
| Heating Type             | 04                 | AIR DUCTED 100 |
| Bedrooms                 |                    | 3 100          |
| Bathrooms                |                    | 2.5 100        |
| Frame                    | 02                 | WOOD FRAME 100 |
| Stories                  | 1.                 | 1. 100         |
| Architectual             | 05                 | CONV 100       |
| Units                    |                    | 0 100          |
| Condition Adj            | 03                 | 03 100         |
| Kitchen Adjus            | 01                 | 01 100         |
| Quality                  | 07                 | 07             |
| DOR CODE                 | 0100 SINGLE FAMILY |                |
| MAP NUM                  |                    | MKT AREA 06    |
| NEIGHBORHOOD/LOC         | 23316.020 1.00/    |                |
| AREA TYPE                | TOTAL GROSS AREA   | PCT OF BASE    |
| BAS                      | 2,563              | 100            |
| FGR                      | 492                | 55             |
| FOP                      | 86                 | 30             |
| FSP                      | 484                | 40             |
| TOTALS                   | 3,625              |                |

| MARKET ADJUSTMENTS |     |           |             |                |                |                   |      |      |                 |      |        |       |
|--------------------|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB               | EYB  | ECON | FNCT            | NORM | % COND |       |
| 0100               | 01  | 3,054     | 121.2112    | 135.76         | 414,611        | 2000              | 2000 | 0    | 0               | 0    | 35.00  | 65.00 |
| 1 SINGLE FAM       |     |           | 100% - 2021 |                |                | Heated Area: 2563 |      |      | HX Base Yr 2021 |      |        |       |
|                    |     |           |             |                |                |                   |      |      |                 |      |        |       |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,563            | 100         |      | 2,563        | 226,169              |
| FGR       | 492              | 55          |      | 271          | 23,914               |
| FOP       | 86               | 30          |      | 26           | 2,295                |
| FSP       | 484              | 40          |      | 194          | 17,119               |
| TOTALS    | 3,625            |             |      | 3,054        | 269,497              |

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |                |           |         |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0190       | FPLC PF     | 0   | 100 | 0  | 0  | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2000    |
| 2              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 1,522.00 | UT | 1.50     | 1.50           | 100       | 2000    |
| 3              | 0294       | SHED WOOD/  | 0   | 100 | 16 | 24 | 384.00   | UT | 12.00    | 12.00          | 50        | 2009    |
| 4              | 0252       | LEAN-TO W/  | 0   | 100 | 12 | 24 | 288.00   | UT | 2.00     | 2.00           | 50        | 2009    |
| 5              | 0120       | CLFENCE 4   | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2014    |
| 6              | 0280       | POOL R/CON  | 0   | 100 | 12 | 29 | 348.00   | UT | 70.00    | 70.00          | 100       | 2015    |
| 7              | 0104       | GENERATOR   | 0   | 100 | 0  | 0  | 1.00     | UT | 6,000.00 | 6,000.00       | 100       | 2023    |
| 8              | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 1.00     | UT | 4,000.00 | 4,000.00       | 100       | 2023    |

| 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 |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     |
| 2                | 0000     | C   | VAC RES              | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     |

| TOTAL OB/XF       |       |                          |             |           |     |           |        |         |            | 34,219          |       |
|-------------------|-------|--------------------------|-------------|-----------|-----|-----------|--------|---------|------------|-----------------|-------|
| LOC ZONE          | FRONT | DEPTH                    | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE  | LA VA |
| RSF-1             | 0.00  | 0.00                     | 1.00        | LT        |     | 1.00      | 1.00   | 0.90    | 28,000.00  | 25,200.00       |       |
|                   | 0.00  | 0.00                     | 1.00        | LT        |     | 1.00      | 1.00   | 0.90    | 28,000.00  | 25,200.00       |       |
|                   |       |                          |             |           |     |           |        |         |            |                 |       |
|                   |       |                          |             |           |     |           |        |         |            |                 |       |
|                   |       |                          |             |           |     |           |        |         |            |                 |       |
|                   |       |                          |             |           |     |           |        |         |            |                 |       |
| Total Acres: 2.79 |       | Total Land Value: 50,400 |             |           |     | Market: 0 |        |         |            | Agricultural: 0 |       |

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
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| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 269,497   |  |
| TOTAL MARKET OB/XF VALUE  |  | 34,219    |  |
| TOTAL LAND VALUE - MARKET |  | 50,400    |  |
| TOTAL MARKET VALUE        |  | 354,116   |  |
| SOH/AGL Deduction         |  | 53,199    |  |
| ASSESSED VALUE            |  | 300,917   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 250,195   |  |
| TOTAL JUST VALUE          |  | 354,116   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 355,147   |  |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000044108  | Electrical Servic | 0   | 04/05/2022 |
| 39870      | REMODEL           | 0   | 06/03/2020 |
| 33223      | POOL              | 160 | 07/28/2015 |
| 16875      | SFR               | 405 | 04/19/2000 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1383/1262                      | 4/29/2019 | WD        | Q   | I   | 01     | 319,000    |
| GRANTOR: SHANNON M MILLER      |           |           |     |     |        |            |
| GRANTEE: BARON KHARI & PAMEL   |           |           |     |     |        |            |
| 1356/1383                      | 3/21/2018 | WD        | Q   | I   | 01     | 258,500    |
| GRANTOR: MICHAEL TODD LIVERMOR |           |           |     |     |        |            |
| GRANTEE: SHANNON M MILLER      |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W37 FSP= N21 W24 S21 E12 R2 U2 E8 D2 R2 \$ L2 U2 W8 D2 L2 W28 S35 FGR= S23 E6 S1 E9 N1 E6 N23 W21\$ E33 N2 E9 FOP= S5 E14 N5 W3N2 W8 S2 W3\$ E3 N2 E8 S2 E12 N4 E12 N29\$. |  |  |  |  |  |  |  |  |  |  |  |  |