

GRAHAM LARRY SR/GRAHAM TINA  
795 NW JAKE GLN  
LAKE CITY, FL 32055

**24-2S-16-01738-002**

| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                         |  |  |  |  |  |  |  |  |  | COLUMBIA COUNTY PROPERTY                                                   |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|----------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                          |  |  |  |  |  |  |  |  |  | PAGE 1 of 1                                                                |  |  |  |  |  |  |  |  |  |
| ELEMENT CD                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD                                                      |  |  |  |  |  |  |  |  |  |
| Exterior Wall 08 COMMON BRK 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 0100 01 3,914 126.0903 141.22 552,735 1998 1998 0 0 0 27.00 73.00                          |  |  |  |  |  |  |  |  |  | Tax Group: 3 Tax Dist:                                                     |  |  |  |  |  |  |  |  |  |
| Roof Structur 08 IRREGULAR 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 2 SINGLE FAM 100% - 1999 Heated Area: 3085 HX Base Yr 1999                                 |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 403,497                                              |  |  |  |  |  |  |  |  |  |
| Roof Cover 14 PREFIN MT 100                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 80,514                                            |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 52,000                                           |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 80                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 493,326                                                 |  |  |  |  |  |  |  |  |  |
| Interior Floo 15 HARDTILE 20                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 161,716                                                  |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 331,610                                                     |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 50,722                                         |  |  |  |  |  |  |  |  |  |
| Bedrooms 3 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 280,888                                                 |  |  |  |  |  |  |  |  |  |
| Bathrooms 2.5 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 536,011                                                   |  |  |  |  |  |  |  |  |  |
| Frame 01 NONE 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | NCON VALUE 0                                                               |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                               |  |  |  |  |  |  |  |  |  |
| Architectual 05 CONV 100                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 541,538                                            |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| Condition Adj 03 03 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus 01 01 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| Quality 06 06                                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| DOR CODE 5000 IMPROVED AG                                                                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 03                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 24216.00 1.00/                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| BAS 3,085 100 3,085 318,035                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| FEP 398 80 318 32,783                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| FGR 575 55 316 32,577                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| FOP 73 30 22 2,268                                                                                                                                                                                                     |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| FSP 420 40 168 17,319                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| PTO 91 5 5 515                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| TOTALS 4,642 3,914 403,497                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 795 NW JAKE GLN, LAKE CITY                                                                 |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 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 0166 CONC, PAVMT 0 100 0 0 1,172.00 UT 2.00 2.00 100 1998 1998 3 100 2,344                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 1998 1998 3 100 1,200                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 3 0296 SHED METAL 0 100 12 30 360.00 UT 11.00 11.00 100 2008 2008 3 100 3,960                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 4 0166 CONC, PAVMT 0 100 8 40 320.00 UT 2.50 2.50 100 2008 2008 3 100 800                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 5 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2013 2013 3 100 300                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 6 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2018 2018 3 100 1,200                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 7 0294 SHED WOOD/ 0 100 0 0 1.00 UT 0.00 0.00 100 2018 2018 3 100 4,500                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 8 0166 CONC, PAVMT 0 100 0 0 1.00 UT 0.00 0.00 100 2018 2018 3 100 27,450                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 9 0030 BARN, MT 0 100 30 44 1.00 UT 23,760.00 23,760.00 100 2024 2023 100 23,760                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 10 0166 CONC, PAVMT 0 100 0 0 1.00 UT 15,000.00 15,000.00 100 2024 2023 100 15,000                                                                                                                                     |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 80,514                                                                         |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 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 0100 C SFR 100 00 0.00 0.00 1.00 AC 1.00 1.00 1.00 6,500.00 6,500.00 6,500                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 2 5500 A TIMBER 2 0 00 0.00 0.00 3.00 AC 1.00 1.00 1.00 445.00 445.00 1,335                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 3 5200 A CROPLAND 2 0 00 0.00 0.00 4.00 AC 1.00 1.00 1.00 370.00 370.00 1,480                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| 4 9910 M MKT. VAL. AG 0 00 0.00 0.00 7.00 AC 1.00 1.00 1.00 6,500.00 6,500.00 45,500                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                            |  |  |  |  |  |  |  |  |  |                                                                            |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 04/25/2022 BY JS                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | Total Acres: 8.00 Total Land Value: 9,315                                                  |  |  |  |  |  |  |  |  |  | Market: 45,500 Agricultural: 2,815 Common: 6,500 PRINTED 11/17/2025 BY SYS |  |  |  |  |  |  |  |  |  |