

BEG NW COR, RUN E 325 FT, RUN S  
R/W CR-242, N'WLY ALONG R/W 471.  
LINE OF SEC, N 368.25 FT TO POB.

MCKENZIE RYAN/MCKENZIE KRISTINA  
241 SW GARDNER TER  
LAKE CITY, FL 32024

2025

25-4S-16-03124-000

| 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 |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      | <b>VALUATION BY</b><br>Tax Group: 2 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 41,200<br><b>TOTAL MARKET VALUE</b> 41,200<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 41,200<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 41,200<br><b>TOTAL JUST VALUE</b> 41,200<br><b>NCON VALUE</b> 0<br><b>INCOME VALUE</b><br><b>PREVIOUS YEAR MKT VALUE</b> 41,200   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b><br><br><br><br><br>  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      | <b>SALES DATA</b><br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1474/1140</td> <td>8/30/2022</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>75,000</td> </tr> <tr> <td colspan="7">GRANTOR: CHERRY CHRISTOPHER A</td> </tr> <tr> <td colspan="7">GRANTEE: MCKENZIE RYAN</td> </tr> <tr> <td>1417/0540</td> <td>8/13/2020</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>47,000</td> </tr> <tr> <td colspan="7">GRANTOR: STANLEY CRAWFORD CONS</td> </tr> <tr> <td colspan="7">GRANTEE: CHRISTOPHER A &amp; DIA</td> </tr> </tbody> </table> |        |                   |    |        |  |  |  |  |  | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1474/1140 | 8/30/2022 | WD | Q | V | 01 | 75,000 | GRANTOR: CHERRY CHRISTOPHER A |  |  |  |  |  |  | GRANTEE: MCKENZIE RYAN |  |  |  |  |  |  | 1417/0540 | 8/13/2020 | WD | Q | V | 01 | 47,000 | GRANTOR: STANLEY CRAWFORD CONS |  |  |  |  |  |  | GRANTEE: CHRISTOPHER A & DIA |  |  |  |  |  |  |
| OFF RECORD Number  | DATE       | TYPE INST    | Q U                  | V I | RSN CD | SALE PRICE |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| 1474/1140  | 8/30/2022  | WD           | Q                    | V   | 01     | 75,000     |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| GRANTOR: CHERRY CHRISTOPHER A  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| GRANTEE: MCKENZIE RYAN   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| 1417/0540  | 8/13/2020  | WD           | Q                    | V   | 01     | 47,000     |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| GRANTOR: STANLEY CRAWFORD CONS   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| GRANTEE: CHRISTOPHER A & DIA   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      | <b>BUILDING NOTES</b><br><br><br>  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      | <b>BUILDING DIMENSIONS</b><br><br><br>   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| <b>TOTALS</b><br><b>EXTRA FEATURES</b> 1227 SW COUNTY ROAD 242 , LAKE CITY   |            |              |                      |     |        |            |       |       |                | BLD DATE<br>XF DATE<br>INC DATE |         |             |             |                |                 |                |  |                             |      | LGL DATE<br>LAND DATE<br>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          |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                | <b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0 |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| L N  | USE CODE   | CLS          | LAND USE DESCRIPTION | CAP | R D    | LOC ZONE   | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE                       | D T     | DPHT FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE                                   | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY  | DECL   | FRZ               | YR | CONSRV |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| 1  | 0000       | C            | VAC RES              | 0   |        | RSF-1      | 0.00  | 0.00  | 4.12           | AC                              |         | 1.00        | 1.00        | 1.00           | 10,000.00       | 10,000.00      | 41,200                                       |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| <b>REVIEW DATE</b> 10/13/2022 <b>BY</b> ME    Total Acres: 4.12    Total Land Value: 41,200    Market: 0    Agricultural: 0    Common: 41,200 <b>PRINTED 08/07/2025 BY SYS</b> |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |  |                             |      |  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |                               |  |  |  |  |  |  |                        |  |  |  |  |  |  |           |           |    |   |   |    |        |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |