

S 245 FT OF E 210 FT OF N 900  
FT OF E1/2 OF NE1/4 OF NE1/4.

ALLEN ROBERT/ALLEN PATTY  
215 NW JESSUP CT  
LAKE CITY, FL 32055

2026

26-3S-15-00260-006



| BUILDING CHARACTERISTICS |                    |                |
|--------------------------|--------------------|----------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |
| Exterior Wall            | 32                 | HARDIE BRD 100 |
| Roof Structur            | 08                 | IRREGULAR 100  |
| Roof Cover               | 14                 | PREFIN MT 100  |
| Interior Wall            | 05                 | DRYWALL 80     |
| Interior Wall            | 06                 | CUST PANEL 20  |
| Interior Floo            | 13                 | LAM/VNLPLK 50  |
| Interior Floo            | 14                 | CARPET 50      |
| Air Condition            | 03                 | CENTRAL 100    |
| Heating Type             | 04                 | AIR DUCTED 100 |
| Bedrooms                 | 4                  | 100            |
| Bathrooms                | 3                  | 100            |
| Frame                    | 01                 | NONE 100       |
| Stories                  | 1.                 | 1. 100         |
| Architectual             | 05                 | CONV 100       |
| Units                    | 0                  | 100            |
| Condition Adj            | 03                 | 03 100         |
| Kitchen Adjus            | 01                 | 01 100         |
| Quality                  | 05                 | 05             |
| DOR CODE                 | 0100 SINGLE FAMILY |                |
| MAP NUM                  |                    | MKT AREA 01    |

| NEIGHBORHOOD/LOC |                  | 26315.00    | 1.00/ |              |                      |
|------------------|------------------|-------------|-------|--------------|----------------------|
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR  | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 192              | 100         |       | 192          | 19,783               |
| BAS              | 1,422            | 100         |       | 1,422        | 146,516              |
| BAS              | 240              | 100         | 2023  | 240          | 24,728               |
| BAS              | 280              | 100         | 2023  | 280          | 28,850               |
| UOP              | 108              | 20          |       | 22           | 2,267                |
| USP              | 176              | 35          |       | 62           | 6,389                |
| UST              | 280              | 45          | 2023  | 126          | 12,983               |
|                  |                  |             |       |              |                      |

| EXTRA FEATURES |            |             |         |     |   |       |      |             |                |
|----------------|------------|-------------|---------|-----|---|-------|------|-------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT   | Adj R       | ADJ UNIT PRICE |
| 1              | 0070       | CARPORT UF  | 0       | 100 | 0 | 0     | 1.00 | UT 0.00     | 0.00           |
| 2              | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     | 1.00 | UT 0.00     | 0.00           |
| 3              | 0080       | DECKING     | 0       | 100 | 0 | 0     | 1.00 | UT 0.00     | 0.00           |
| 4              | 0296       | SHED METAL  | 0       | 100 | 0 | 0     | 1.00 | UT 1,500.00 | 1,500.00       |
| 5              | 0252       | LEAN-TO W/  | 0       | 100 | 0 | 0     | 1.00 | UT 400.00   | 400.00         |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0110     | C   | SFR RURAL            | 100 |     | A-1      | 0.00  | 0.00  | 1.18        |

| MARKET ADJUSTMENTS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |     |           |             |                |                |      |      |                   |      |   |       |                 |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|-------------------|------|---|-------|-----------------|--|
| TYPE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON              | FNCT |   | NORM  | % COND          |  |
| 0100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 01  | 2,344     | 122.6610    | 137.38         | 322,019        | 1985 | 2000 | 0                 | 0    | 0 | 25.00 | 75.00           |  |
| 1 SINGLE FAM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |           |             | 100% - 2020    |                |      |      | Heated Area: 2134 |      |   |       | HX Base Yr 2020 |  |
| <p>The floor plan consists of several interconnected rooms and utility areas, each labeled with a blue text and surrounded by a black line representing the wall. The dimensions are provided for each segment of the walls.</p> <ul style="list-style-type: none"><li><b>BAS 2023 (Top Left):</b> A rectangular room with a top wall of 20, bottom wall of 20, left wall of 14, and right wall of 14.</li><li><b>BAS 2023 (Bottom Left):</b> A rectangular room with a top wall of 20, bottom wall of 20, left wall of 12, and right wall of 12.</li><li><b>UST 2023 (Middle Left):</b> A rectangular room with a top wall of 20, bottom wall of 20, left wall of 14, and right wall of 14.</li><li><b>USP 22 (Top Right):</b> A small rectangular room with a top wall of 22, bottom wall of 22, left wall of 8, and right wall of 8.</li><li><b>BAS (Large Right):</b> A large, irregular room on the right side of the plan. Its top wall is 37, its right wall is 42, and its bottom wall is 15. The left wall is composed of several segments: 12 (top), 16 (vertical), 12 (horizontal), 24 (vertical), 27 (horizontal), and 6 (vertical). There is also a small room labeled <b>JOE 18</b> attached to the bottom right of the large BAS room, with a top wall of 6, bottom wall of 6, left wall of 18, and right wall of 18.</li></ul> |     |           |             |                |                |      |      |                   |      |   |       |                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |           |             | BLD DATE       |                |      |      | LGL DATE          |      |   |       |                 |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |           |             | XF DATE        |                |      |      | LAND DATE         |      |   |       | 04/07/2025 MLU  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |           |             | 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   | 0070       | CARPORT UF  | 0       | 100 | 0 | 0     | 1.00 | UT 0.00     | 0.00           | 100       | 2005    | 2005        | 3 | 100    | 400             |       |
| 2   | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     | 1.00 | UT 0.00     | 0.00           | 100       | 2016    | 2016        | 3 | 100    | 600             |       |
| 3   | 0080       | DECKING     | 0       | 100 | 0 | 0     | 1.00 | UT 0.00     | 0.00           | 100       | 2019    | 2019        | 3 | 100    | 1,000           |       |
| 4   | 0296       | SHED METAL  | 0       | 100 | 0 | 0     | 1.00 | UT 1,500.00 | 1,500.00       | 100       | 2023    | 2022        |   | 100    | 1,500           |       |
| 5   | 0252       | LEAN-TO W/  | 0       | 100 | 0 | 0     | 1.00 | UT 400.00   | 400.00         | 100       | 2023    | 2022        |   | 100    | 400             |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            |                |            |  | 3,900 |  |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|--|-------|--|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |  |       |  |  |
| A-1         | 0.00  | 0.00  | 1.18        | AC        |     | 1.00     | 1.00   | 1.00    | 18,000.00  | 18,000.00      |            |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |       |  |  |
|             |       |       |             |           |     |          |        |         |            |                |            |  |       |  |  |

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  | 3 |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |              |  |  |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |   |
| Tax Group: 3              |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 241,514      |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 3,900        |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 21,240       |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 266,654      |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 139,105      |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 127,549      |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB 50,722 |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 76,827       |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 266,654      |  |  |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |  |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 269,874      |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 000049971  | Remodel     | 6,870 | 05/28/2024 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1398/1854                      | 11/12/2019 | WD           | Q      | I      | 01        | 167,000       |  |
| GRANTOR: STEPHENSON MONROE & J |            |              |        |        |           |               |  |
| GRANTEE: ROBERT & PATTY ALLE   |            |              |        |        |           |               |  |
|                                |            |              |        |        |           |               |  |
|                                |            |              |        |        |           |               |  |
|                                |            |              |        |        |           |               |  |

| BUILDING NOTES                                   |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------|--|--|--|--|--|--|--|--|--|
|                                                  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                              |  |  |  |  |  |  |  |  |  |
| BAS=[ORIG=0,0] W11 W37 S24 E27 E6 S18 E15 N42 \$ |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=-136,-4] E20 S14 W20 N14 \$    |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=-136,10] E20 S12 W20 N12 \$    |  |  |  |  |  |  |  |  |  |
| BAS=[ORIG=-48,0] W12 S16 E12 N16 \$              |  |  |  |  |  |  |  |  |  |
| USP=[ORIG=-11,0] N8 W22 S8 E22 \$                |  |  |  |  |  |  |  |  |  |
| UOP=[ORIG=-21,24] S18 E6 N18 W6 \$               |  |  |  |  |  |  |  |  |  |
| UST=[YR=2023;ORIG=-102,8] E20 S14 W20 N14 \$     |  |  |  |  |  |  |  |  |  |
|                                                  |  |  |  |  |  |  |  |  |  |