

COMM SW COR OF NE1/4 OF SE1/4, E  
R/W TURNER RD, N 685 FT, W 447 F  
W 223.50 FT, N 195 FT, E 223.50

FILYAW LUCAS J/FILYAW TIFFANY N  
211 NW CAROL PL  
LAKE CITY, FL 32055

2026

28-3S-16-02366-011



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 08 | SHT VINYL 90   |
| Interior Floo            | 14 | CARPET 10      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| 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 06 |
| NEIGHBORHOOD/LOC | 28316.040 1.00/    |             |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,050            | 100         |      | 1,050        | 82,705               |
| FCP       | 380              | 25          |      | 95           | 7,483                |
| FOP       | 24               | 30          |      | 7            | 551                  |
| FOP       | 144              | 30          |      | 43           | 3,387                |
| FSP       | 170              | 40          |      | 68           | 5,356                |
| TOTALS    | 1,768            |             |      | 1,263        | 99,482               |

| EXTRA FEATURES |            |             |         |    |    |        |    |          |                |
|----------------|------------|-------------|---------|----|----|--------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       |
| 2              | 0080       | DECKING     | 0 100   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           |
| 3              | 0140       | CLFENCE 6   | 0 100   | 0  | 0  | 400.00 | UT | 6.50     | 6.50           |
| 4              | 0296       | SHED METAL  | 0 100   | 10 | 12 | 120.00 | UT | 5.00     | 5.00           |
| 5              | 0296       | SHED METAL  | 0 100   | 8  | 10 | 80.00  | UT | 5.00     | 5.00           |
| 6              | 0169       | FENCE/WOOD  | 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                | 0100     | C   | SFR                  | 100 |     | RSF/MH   | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS                                         |     |           |             |                |                |      |      |      |      |         |        |  |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0100                                                       | 01  | 1,263     | 108.2000    | 121.18         | 153,050        | 1975 | 1990 | 0    | 0    | 0 35.00 | 65.00  |  |
| 1 SINGLE FAM 100% - 2019 Heated Area: 1050 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |         |        |  |
|                                                            |     |           |             |                |                |      |      |      |      |         |        |  |
| 211 NW CAROL PL, LAKE CITY                                 |     |           |             |                |                |      |      |      |      |         |        |  |
| BLD DATE<br>XF DATE<br>INC DATE                            |     |           |             |                |                |      |      |      |      |         |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE                           |     |           |             |                |                |      |      |      |      |         |        |  |
| 05/09/2022 MLU                                             |     |           |             |                |                |      |      |      |      |         |        |  |

| COLUMBIA COUNTY PROPERTY  |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 2 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 2              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 99,482    |               |
| TOTAL MARKET OB/XF VALUE  |  | 4,620     |               |
| TOTAL LAND VALUE - MARKET |  | 13,000    |               |
| TOTAL MARKET VALUE        |  | 117,102   |               |
| SOH/AGL Deduction         |  | 32,754    |               |
| ASSESSED VALUE            |  | 84,348    |               |
| TOTAL EXEMPTION VALUE     |  | 50,722    |               |
| BASE TAXABLE VALUE        |  | 33,626    |               |
| TOTAL JUST VALUE          |  | 117,102   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 117,102   |               |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                   |           |           |       |       |        |            |  |
|------------------------------|-----------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 1363/0665                    | 6/20/2018 | WD        | Q     | I     | 01     | 80,000     |  |
| GRANTOR: PATRICIA A BENNETT  |           |           |       |       |        |            |  |
| GRANTEE: LUCAS J & TIFFANY N |           |           |       |       |        |            |  |
| 0921/0117                    | 2/12/2001 | WD        | Q     | I     |        | 55,900     |  |
| GRANTOR: E BLACK             |           |           |       |       |        |            |  |
| GRANTEE: P BENNETT           |           |           |       |       |        |            |  |

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

| BUILDING DIMENSIONS                                                                                                             |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W24 S25 E26 FOP= S4 E6 N4 W6\$ E16 FCP= E22 N25 W12 S17 W10 S8\$ N8 FSP= E10 N17 W10 S17\$ N17 FOP= N8 W18 S8 E18\$ W18\$. |  |  |  |  |  |  |  |  |  |