NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

2026

30-3S-17-11664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

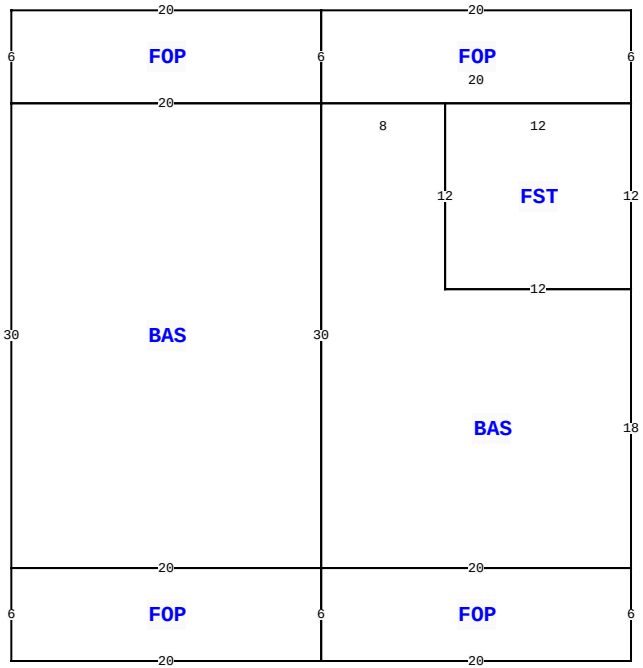
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	7500	NON-PROFIT / ORPHANA
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	456	100		456	18,868
BAS	600	100		600	24,826
FOP	120	30		36	1,490
FOP	120	30		36	1,490
FOP	120	30		36	1,490
FOP	120	30		36	1,490
FST	144	50		72	2,979
TOTALS	1,680			1,272	52,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	1,272	93.4500	50.46	64,185	2008	2008	0	0	0	18.00	82.00

3 REC FACIL 0% - 0 Heated Area: 1056 HX Base Yr



1102 NW WINBORN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,268,584
TOTAL MARKET OB/XF VALUE		95,503
TOTAL LAND VALUE - MARKET		97,691
TOTAL MARKET VALUE		1,461,778
SOH/AGL Deduction		0
ASSESSED VALUE		1,461,778
TOTAL EXEMPTION VALUE	39	1,461,778
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,461,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
389	MULTIFAM	746	12/04/2007
388	CHARITABLE	772	12/04/2007
389	MULTIFAM	746	12/04/2007
390	MULTIFAM	746	12/04/2007
391	MULTIFAM	746	12/04/2007
392	MULTIFAM	746	12/04/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1073/1863	2/08/2006	TR	Q	V		249,000
GRANTOR: DANIEL CRAPPS AND JAN						
GRANTEE: VOLUNTEERS OF AMERI						
0992/2514	8/25/2003	WD	Q	V		58,100
GRANTOR: COLUMBIA WOODS INC						
GRANTEE: DANIEL CRAPPS AGENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FOP= N6 E20 S6 W20$ S30 FOP= S6 E20 N6 W20 $ E20 FOP= S6 E20 N6 W20$ BAS= E20 N18 FST= N12 FOP= N6 W20 S6 E20$ W12 S12 E12$ W12 N12 W8 S30$ N30$.

EXTRA FEATURES

LN	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	0	0	0	7,185.00	UT	3.00	3.00	100	2008	2008	3	100	21,555	
2	0260	PAVEMENT-A	0	0	0	0	39,972.00	UT	1.85	1.85	100	2008	2008	3	100	73,948	

LAND DESCRIPTION

TOTAL OB/XF 95,503

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		00	0.00	0.00	9.13	AC		1.00	1.00	1.00	10,700.00	10,700.00	97,691							

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/18/2025 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

2026

30-3S-17-11664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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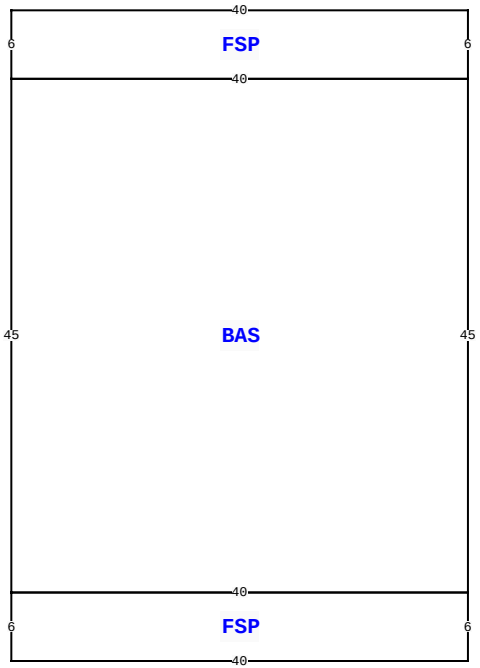
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	09	WALL UNIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	7500	NON-PROFIT / ORPHANA
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	137,343
FSP	240	40		96	7,325
FSP	240	40		96	7,325
TOTALS	2,280			1,992	151,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	1,992	108.1500	91.93	183,125	2008	2008	0	0	0	17.00	83.00

4 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr



1102 NW WINBORN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,268,584
TOTAL MARKET OB/XF VALUE		95,503
TOTAL LAND VALUE - MARKET		97,691
TOTAL MARKET VALUE		1,461,778
SOH/AGL Deduction		0
ASSESSED VALUE		1,461,778
TOTAL EXEMPTION VALUE	39	1,461,778
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,461,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
393	MULTIFAM	746	12/04/2007
394	MULTIFAM	746	12/04/2007
395	MULTIFAM	746	12/04/2007
396	MULTIFAM	746	12/04/2007
00301			
00300			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1073/1863	2/08/2006	TR	Q	V		249,000
GRANTOR: DANIEL CRAPPS AND JAN						
GRANTEE: VOLUNTEERS OF AMERI						
0992/2514	8/25/2003	WD	Q	V		58,100
GRANTOR: COLUMBIA WOODS INC						
GRANTEE: DANIEL CRAPPS AGENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/18/2025 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

2026

30-3S-17-11664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	09	WALL UNIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Quality	05	05

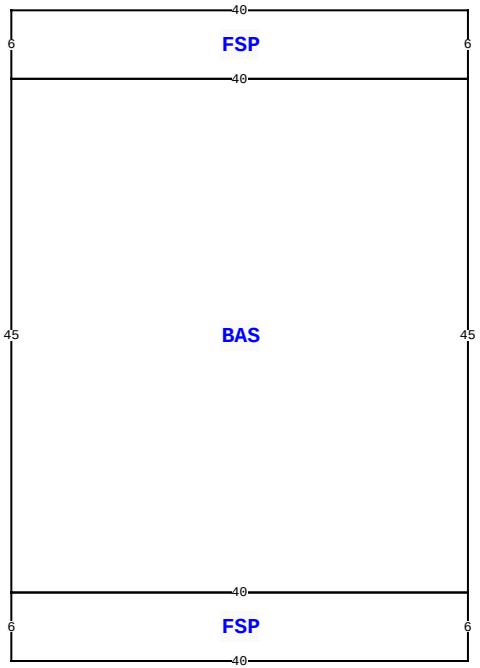
DOR CODE	7500	NON-PROFIT / ORPHANA
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	137,343
FSP	240	40		96	7,325
FSP	240	40		96	7,325
TOTALS	2,280			1,992	151,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	1,992	108.1500	91.93	183,125	2008	2008	0	0	0	17.00	83.00

5 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr



1102 NW WINBORN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,268,584
TOTAL MARKET OB/XF VALUE		95,503
TOTAL LAND VALUE - MARKET		97,691
TOTAL MARKET VALUE		1,461,778
SOH/AGL Deduction		0
ASSESSED VALUE		1,461,778
TOTAL EXEMPTION VALUE	39	1,461,778
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,461,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00293			
00294			
00295			
00296			
00297			
00298			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1073/1863	2/08/2006	TR	Q	V		249,000
GRANTOR: DANIEL CRAPPS AND JAN						
GRANTEE: VOLUNTEERS OF AMERI						
0992/2514	8/25/2003	WD	Q	V		58,100
GRANTOR: COLUMBIA WOODS INC						
GRANTEE: DANIEL CRAPPS AGENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/18/2025 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

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850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

2026

30-3S-17-11664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	09	WALL UNIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Quality	05	05

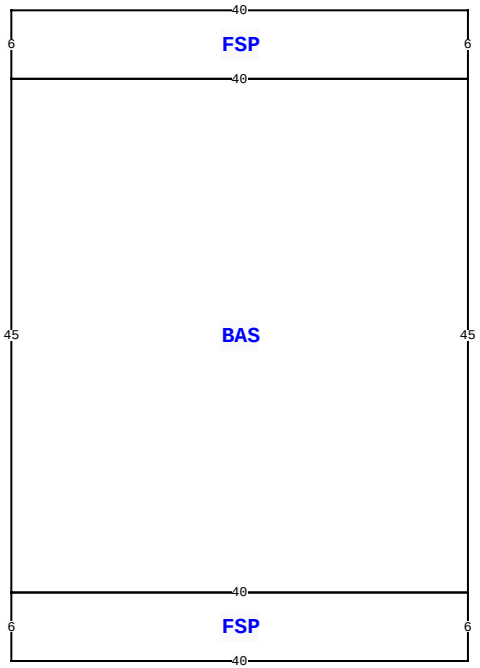
DOR CODE	7500	NON-PROFIT / ORPHANA	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	137,343
FSP	240	40		96	7,325
FSP	240	40		96	7,325
TOTALS	2,280			1,992	151,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	1,992	108.1500	91.93	183,125	2008	2008	0	0	0	17.00	83.00

6 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr



1102 NW WINBORN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,268,584
TOTAL MARKET OB/XF VALUE		95,503
TOTAL LAND VALUE - MARKET		97,691
TOTAL MARKET VALUE		1,461,778
SOH/AGL Deduction		0
ASSESSED VALUE		1,461,778
TOTAL EXEMPTION VALUE	39	1,461,778
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,461,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1073/1863	2/08/2006	TR	Q	V		249,000
GRANTOR: DANIEL CRAPPS AND JAN						
GRANTEE: VOLUNTEERS OF AMERI						
0992/2514	8/25/2003	WD	Q	V		58,100
GRANTOR: COLUMBIA WOODS INC						
GRANTEE: DANIEL CRAPPS AGENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/18/2025 BY SYS

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ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

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850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

2026

30-3S-17-11664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
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Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	09	WALL UNIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Quality	05	05

DOR CODE	7500	NON-PROFIT / ORPHANA	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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FSP	240	40		96	7,325
FSP	240	40		96	7,325
TOTALS	2,280			1,992	151,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
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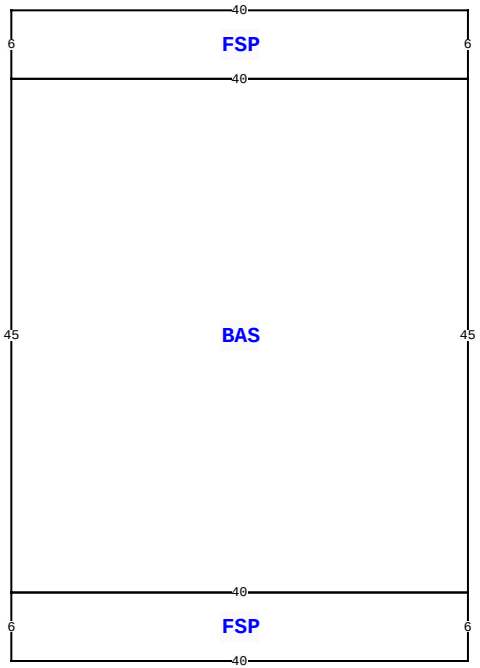
7 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr



1102 NW WINBORN WAY, LAKE CITY

BLD DATE		LGL DATE	
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0992/2514	8/25/2003	WD	Q	V		58,100
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GRANTEE: DANIEL CRAPPS AGENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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2026

30-3S-17-11664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Quality	05	05

DOR CODE	7500	NON-PROFIT / ORPHANA	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
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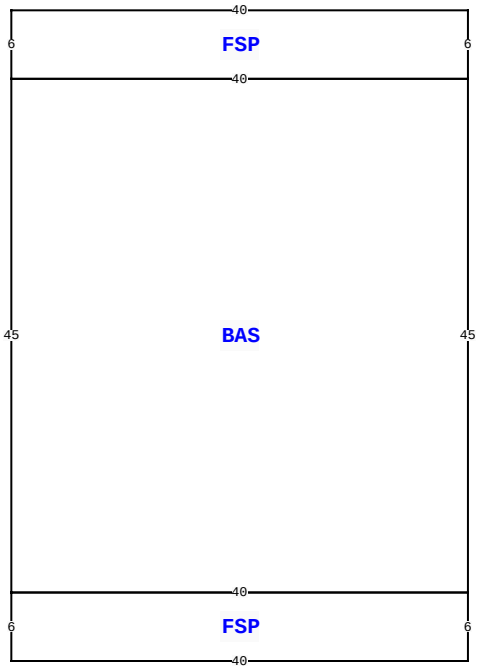
FSP	240	40		96	7,325
FSP	240	40		96	7,325
TOTALS	2,280			1,992	151,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	1,992	108.1500	91.93	183,125	2008	2008	0	0	0	17.00	83.00

8 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1102 NW WINBORN WAY, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		1,268,584
TOTAL MARKET OB/XF VALUE		95,503
TOTAL LAND VALUE - MARKET		97,691
TOTAL MARKET VALUE		1,461,778
SOH/AGL Deduction		0
ASSESSED VALUE		1,461,778
TOTAL EXEMPTION VALUE	39	1,461,778
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,461,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1073/1863	2/08/2006	TR	Q	V		249,000
GRANTOR: DANIEL CRAPPS AND JAN						
GRANTEE: VOLUNTEERS OF AMERI						
0992/2514	8/25/2003	WD	Q	V		58,100
GRANTOR: COLUMBIA WOODS INC						
GRANTEE: DANIEL CRAPPS AGENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/18/2025 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

2026

30-3S-17-11664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	09	WALL UNIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Quality	05	05

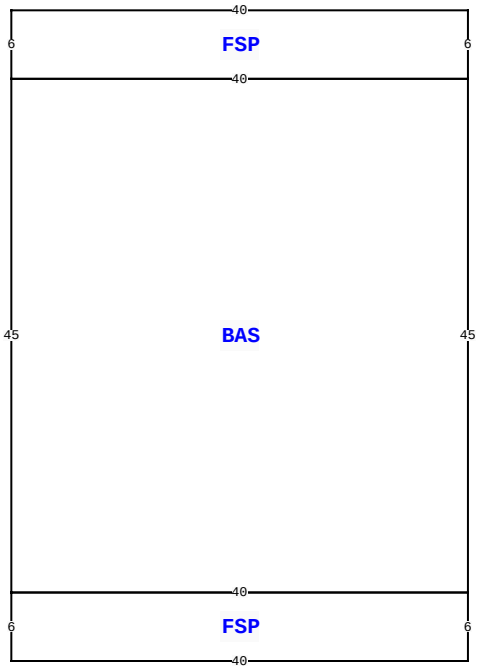
DOR CODE	7500	NON-PROFIT / ORPHANA	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	137,343
FSP	240	40		96	7,325
FSP	240	40		96	7,325
TOTALS	2,280			1,992	151,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	1,992	108.1500	91.93	183,125	2008	2008	0	0	0	17.00	83.00

9 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr



1102 NW WINBORN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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TOTAL JUST VALUE		1,461,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0992/2514	8/25/2003	WD	Q	V		58,100
GRANTOR: COLUMBIA WOODS INC						
GRANTEE: DANIEL CRAPPS AGENC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/18/2025 BY SYS

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2026

30-3S-17-11664-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Interior Floo	08	SHT VINYL 100
Air Condition	09	WALL UNIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Quality	05	05

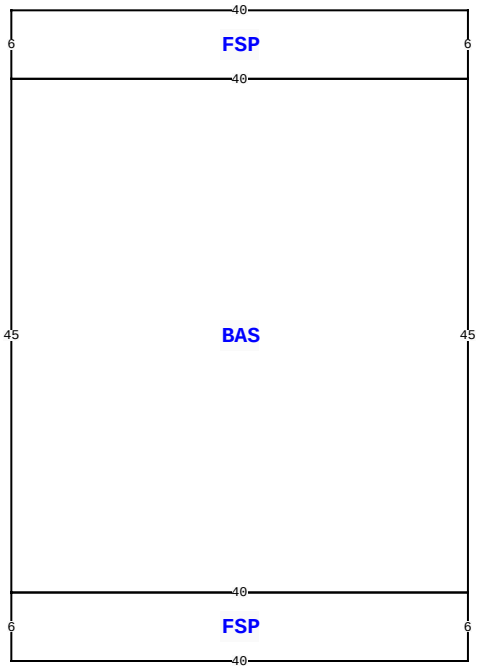
DOR CODE	7500	NON-PROFIT / ORPHANA	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	137,343
FSP	240	40		96	7,325
FSP	240	40		96	7,325
TOTALS	2,280			1,992	151,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	03	1,992	108.1500	91.93	183,125	2008	2008	0	0	0	17.00	83.00

10 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr



1102 NW WINBORN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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TOTAL MARKET VALUE		1,461,778
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ASSESSED VALUE		1,461,778
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TOTAL JUST VALUE		1,461,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,477,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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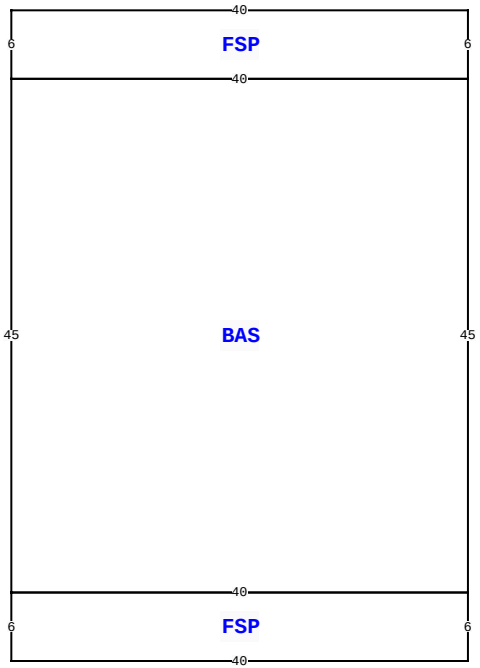

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TOTAL OB/XF 0

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