

**CHARLES BROTHERS FARM, LLC**  
1119 SW CYPRESS LAKE DR  
LAKE CITY, FL 32024

**30-4S-16-03249-000**



| BUILDING CHARACTERISTICS |                  |                   |      |              |                      |  |  |          |  |    |  |
|--------------------------|------------------|-------------------|------|--------------|----------------------|--|--|----------|--|----|--|
| ELEMENT                  | CD               | CONSTRUCTION      |      |              |                      |  |  |          |  |    |  |
| Exterior Wall            | 31               | VINYL SID 100     |      |              |                      |  |  |          |  |    |  |
| Roof Structur            | 03               | GABLE/HIP 100     |      |              |                      |  |  |          |  |    |  |
| Roof Cover               | 12               | MODULAR MT 100    |      |              |                      |  |  |          |  |    |  |
| Interior Wall            | 05               | DRYWALL 100       |      |              |                      |  |  |          |  |    |  |
| Interior Floo            | 14               | CARPET 90         |      |              |                      |  |  |          |  |    |  |
| Interior Floo            | 06               | VINYL ASB 10      |      |              |                      |  |  |          |  |    |  |
| Air Condition            | 03               | CENTRAL 100       |      |              |                      |  |  |          |  |    |  |
| Heating Type             | 04               | AIR DUCTED 100    |      |              |                      |  |  |          |  |    |  |
| Bedrooms                 |                  | 3 100             |      |              |                      |  |  |          |  |    |  |
| Bathrooms                |                  | 1.5 100           |      |              |                      |  |  |          |  |    |  |
| Frame                    | 01               | NONE 100          |      |              |                      |  |  |          |  |    |  |
| Stories                  | 1.               | 1. 100            |      |              |                      |  |  |          |  |    |  |
| Architectual Units       | 05               | CONV 100<br>0 100 |      |              |                      |  |  |          |  |    |  |
| Condition Adj            | 03               | 03 100            |      |              |                      |  |  |          |  |    |  |
| Kitchen Adjus            | 01               | 01 100            |      |              |                      |  |  |          |  |    |  |
| Quality                  |                  | 05 05             |      |              |                      |  |  |          |  |    |  |
| DOR CODE                 |                  | 5000IMPROVED AG   |      |              |                      |  |  |          |  |    |  |
| MAP NUM                  |                  |                   |      |              |                      |  |  | MKT AREA |  | 02 |  |
| NEIGHBORHOOD/LOC         |                  | 30416.00          |      |              |                      |  |  | 1.00/    |  |    |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE       | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |  |  |          |  |    |  |
| BAS                      | 750              | 100               |      | 750          | 67,426               |  |  |          |  |    |  |
| FOP                      | 120              | 30                |      | 36           | 3,236                |  |  |          |  |    |  |
| USP                      | 128              | 35                |      | 45           | 4,046                |  |  |          |  |    |  |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100               | 01  | 831       | 123.4900    | 138.31         | 114,936        | 1969 | 1969 | 0    | 0    | 0 | 35.00 | 65.00  |

1 SINGLE FAM - 0% - 2024

Heated Area: 750

HX Base Yr

USP

BAS

FOP

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |           |  |  |  |  | PAGE 1 of 1 |  |  |  | 3 |
|---------------------------|--|--|--|--|-----------|--|--|--|--|-------------|--|--|--|---|
| VALUATION SUMMARY         |  |  |  |  |           |  |  |  |  |             |  |  |  |   |
| VALUATION BY              |  |  |  |  | STANDARD  |  |  |  |  |             |  |  |  |   |
| Tax Group: 3              |  |  |  |  | Tax Dist: |  |  |  |  |             |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  | 74,708    |  |  |  |  |             |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  | 600       |  |  |  |  |             |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  | 556,740   |  |  |  |  |             |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  | 122,515   |  |  |  |  |             |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  | 8         |  |  |  |  |             |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  | 122,507   |  |  |  |  |             |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  | 0         |  |  |  |  |             |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  | 122,507   |  |  |  |  |             |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  | 632,048   |  |  |  |  |             |  |  |  |   |
| NCON VALUE                |  |  |  |  | 0         |  |  |  |  |             |  |  |  |   |
| INCOME VALUE              |  |  |  |  |           |  |  |  |  |             |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  | 441,796   |  |  |  |  |             |  |  |  |   |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       | 917 SW CHARLES TER, 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              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00                          | 100       | 1993    | 1993        | 3 | 100    | 100             |       |  |  |
| 2              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00                          | 100       | 1993    | 1993        | 3 | 100    | 200             |       |  |  |
| 3              | 0020       | BARN, FR    | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00                          | 100       | 1993    | 1993        | 3 | 100    | 200             |       |  |  |
| 4              | 0252       | LEAN-TO W/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00                          | 100       | 1993    | 1993        | 3 | 100    | 50              |       |  |  |
| 5              | 0252       | LEAN-TO W/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00                          | 100       | 1993    | 1993        | 3 | 100    | 50              |       |  |  |
|                |            |             |     |     |   |   |       |    |       |                               |           |         |             |   |        |                 |       |  |  |
|                |            |             |     |     |   |   |       |    |       |                               |           |         |             |   |        |                 |       |  |  |
|                |            |             |     |     |   |   |       |    |       |                               |           |         |             |   |        |                 |       |  |  |
|                |            |             |     |     |   |   |       |    |       |                               |           |         |             |   |        |                 |       |  |  |
|                |            |             |     |     |   |   |       |    |       |                               |           |         |             |   |        |                 |       |  |  |
|                |            |             |     |     |   |   |       |    |       |                               |           |         |             |   |        |                 |       |  |  |
|                |            |             |     |     |   |   |       |    |       |                               |           |         |             |   |        |                 |       |  |  |
|                |            |             |     |     |   |   |       |    |       |                               |           |         |             |   |        |                 |       |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 600     |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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                  |     | 0   | A-1      | 0.00  | 0.00  | 1.00        | AC          |     | 1.00      | 1.00   | 1.00    | 4,500.00   | 4,500.00       | 4,500      |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                | 6200     | A   | PASTURE 3            |     | 0   | A-1      | 0.00  | 0.00  | 96.72       | AC          |     | 1.00      | 1.00   | 1.00    | 280.00     | 280.00         | 27,082     |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                | 5500     | A   | TIMBER 2             |     | 0   | A-1      | 0.00  | 0.00  | 25.00       | AC          |     | 1.00      | 1.00   | 1.00    | 445.00     | 445.00         | 11,125     |                             |      |         |      |     |    |        |  |  |  |  |  |
| 4                | 9105     | C   | TOWER SITE           |     | 0   | A-1      | 0.00  | 0.00  | 1.00        | AC          |     | 1.00      | 1.00   | 1.00    | 4,500.00   | 4,500.00       | 4,500      |                             |      |         |      |     |    |        |  |  |  |  |  |
| 5                | 9910     | M   | MKT. VAL. AG         |     | 0   | A-1      | 0.00  | 0.00  | 121.72      | AC          |     | 1.00      | 1.00   | 1.00    | 4,500.00   | 4,500.00       | 547,740    |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |

|             |            |    |    |              |        |                   |        |         |         |               |        |         |       |                           |
|-------------|------------|----|----|--------------|--------|-------------------|--------|---------|---------|---------------|--------|---------|-------|---------------------------|
| REVIEW DATE | 07/19/2019 | BY | BC | Total Acres: | 123.72 | Total Land Value: | 47,207 | Market: | 547,740 | Agricultural: | 38,207 | Common: | 9,000 | PRINTED 06/27/2025 BY SYS |
|-------------|------------|----|----|--------------|--------|-------------------|--------|---------|---------|---------------|--------|---------|-------|---------------------------|