

LOT 24 HILLS AT ROSE CREEK S/D P  
WD 1025-237, WD 1054-977, WD 142

CALVERLEY DAVID EDWARD/CALVERLEY MARTHA YANETH  
403 SW OAK WAY  
LAKE CITY, FL 32025

2026

32-4S-17-09116-124



| BUILDING CHARACTERISTICS |                    |                |
|--------------------------|--------------------|----------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |
| Exterior Wall            | 32                 | HARDIE BRD 100 |
| Exterior Wall            | 00                 | N/A 0          |
| Roof Structure           | 08                 | IRREGULAR 100  |
| Roof Cover               | 03                 | COMP SHNGL 100 |
| Interior Wall            | 05                 | DRYWALL 100    |
| Interior Floor           | 13                 | LAM/VNLPLK 100 |
| Interior Floor           | 00                 | N/A 0          |
| Air Condition            | 03                 | CENTRAL 100    |
| Heating Type             | 04                 | AIR DUCTED 100 |
| Bedrooms                 | 3                  | 100            |
| Bathrooms                | 3                  | 100            |
| Frame                    | 02                 | WOOD FRAME 100 |
| Stories                  | 1.5                | 1.5 100        |
| Units                    | 0                  | 100            |
| Condition Adj            | 03                 | 03 100         |
| Kitchen Adjus            | 01                 | 01 100         |
| Quality                  | 07                 | 07             |
| DOR CODE                 | 0100 SINGLE FAMILY |                |

|                  |          |       |
|------------------|----------|-------|
| MAP NUM          | 02       |       |
| NEIGHBORHOOD/LOC | 32417.00 | 1.00/ |

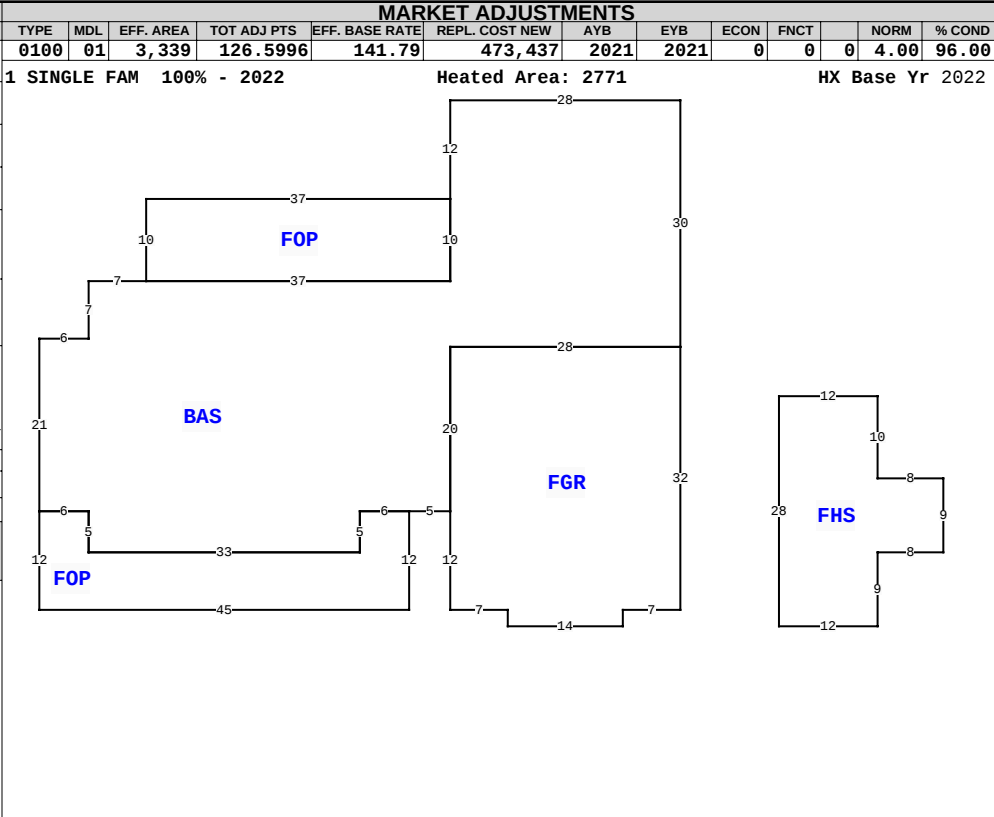
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,363            | 100         |      | 2,363        | 321,648              |
| FGR       | 924              | 55          |      | 508          | 69,148               |
| FHS       | 408              | 60          |      | 245          | 33,349               |
| FOP       | 370              | 30          |      | 111          | 15,109               |
| FOP       | 375              | 30          |      | 112          | 15,245               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,440 |  |  | 3,339 | 454,500 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |         |     |    |       |    |          |                |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 0  | 2,160.00 | UT 3.00        |
| 2              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | 0  | 1.00     | UT 1,200.00    |
| 3              | 0280       | POOL R/CON  | 0       | 100 | 12 | 28    | 0  | 336.00   | UT 70.00       |
| 4              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 0  | 880.00   | UT 3.00        |

| 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 |     | A-1      | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 12/28/2022 | BY | HC |
|-------------|------------|----|----|



|                           |          |           |            |     |
|---------------------------|----------|-----------|------------|-----|
| 403 SW OAK WAY, LAKE CITY | BLD DATE | LGL DATE  | 04/07/2025 | MLU |
|                           | XF DATE  | LAND DATE |            |     |
|                           | 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   | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 0  | 2,160.00 | UT 3.00        | 100       | 2022    | 2021        |   | 100    | 6,480           |       |
| 2   | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | 0  | 1.00     | UT 1,200.00    | 100       | 2022    | 2021        |   | 100    | 1,200           |       |
| 3   | 0280       | POOL R/CON  | 0       | 100 | 12 | 28    | 0  | 336.00   | UT 70.00       | 100       | 2022    | 2021        |   | 93     | 21,874          |       |
| 4   | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 0  | 880.00   | UT 3.00        | 100       | 2023    | 2022        |   | 100    | 2,640           |       |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             | 32,194    |     |          |        |         |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1           | 0100     | C   | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 55,000.00  | 55,000.00      |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 5.01 | Total Land Value: 55,000 | Market: 0 | Agricultural: 0 | Common: 55,000 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| COLUMBIA COUNTY PROPERTY  |  |              |  | PAGE 1 of 1 | 3 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY         |  |              |  | STANDARD    |   |
| VALUATION BY              |  | Tax Group: 3 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  |              |  | 454,500     |   |
| TOTAL MARKET OB/XF VALUE  |  |              |  | 32,194      |   |
| TOTAL LAND VALUE - MARKET |  |              |  | 55,000      |   |
| TOTAL MARKET VALUE        |  |              |  | 541,694     |   |
| SOH/AGL Deduction         |  |              |  | 103,931     |   |
| ASSESSED VALUE            |  |              |  | 437,763     |   |
| TOTAL EXEMPTION VALUE     |  | HX HB        |  | 50,722      |   |
| BASE TAXABLE VALUE        |  |              |  | 387,041     |   |
| TOTAL JUST VALUE          |  |              |  | 541,694     |   |
| NCON VALUE                |  |              |  | 0           |   |
| INCOME VALUE              |  |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  |              |  | 546,898     |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000045540  | Solar Power Syste | 56,546  | 09/22/2022 |
| 000042837  | Swimming Pool and | 45,000  | 09/27/2021 |
| 000041364  | New Residential C | 200,000 | 02/19/2021 |
| 41364      | SFR               |         | 02/19/2021 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1422/1645                      | 10/21/2020 | WD        | Q   | V   | 01     | 45,000     |
| GRANTOR: GARY A & APRIL W NIXO |            |           |     |     |        |            |
| GRANTEE: DAVID EDWARD & MART   |            |           |     |     |        |            |
| 1054/0977                      | 7/29/2005  | WD        | U   | V   | 09     | 95,000     |
| GRANTOR: LANGMAN               |            |           |     |     |        |            |
| GRANTEE: NIXON                 |            |           |     |     |        |            |

| BUILDING NOTES                                                                  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=50,10] S21 E6 S5 E33 N5 E6 E5 N20 E28 N30 W28 S12 S10 W37 W7 S7 W6 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[ORIG=100,11] S20 S12 E7 S2 E14 N2 E7 N32 W28 \$                            |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=50,31] S12 E45 N12 W6 S5 W33 N5 W6 \$                                 |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=63,-7] S10 E37 N10 W37 \$                                             |  |  |  |  |  |  |  |  |  |
| FHS=[ORIG=140,17] S28 E12 N9 E8 N9 W8 N10 W12 \$                                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                             |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=50,10] S21 E6 S5 E33 N5 E6 E5 N20 E28 N30 W28 S12 S10 W37 W7 S7 W6 \$ |  |  |  |  |  |  |  |  |  |
| FGR=[ORIG=100,11] S20 S12 E7 S2 E14 N2 E7 N32 W28 \$                            |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=50,31] S12 E45 N12 W6 S5 W33 N5 W6 \$                                 |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=63,-7] S10 E37 N10 W37 \$                                             |  |  |  |  |  |  |  |  |  |
| FHS=[ORIG=140,17] S28 E12 N9 E8 N9 W8 N10 W12 \$                                |  |  |  |  |  |  |  |  |  |