

LOTS 9 & 10 BLOCK C MELROSE PARK  
535-66, 821-416, 904-1036,

KNEPPAR R J LIVING TRUST  
P O BOX 3338  
LAKE CITY, FL 32056

2026

33-3S-17-06625-000



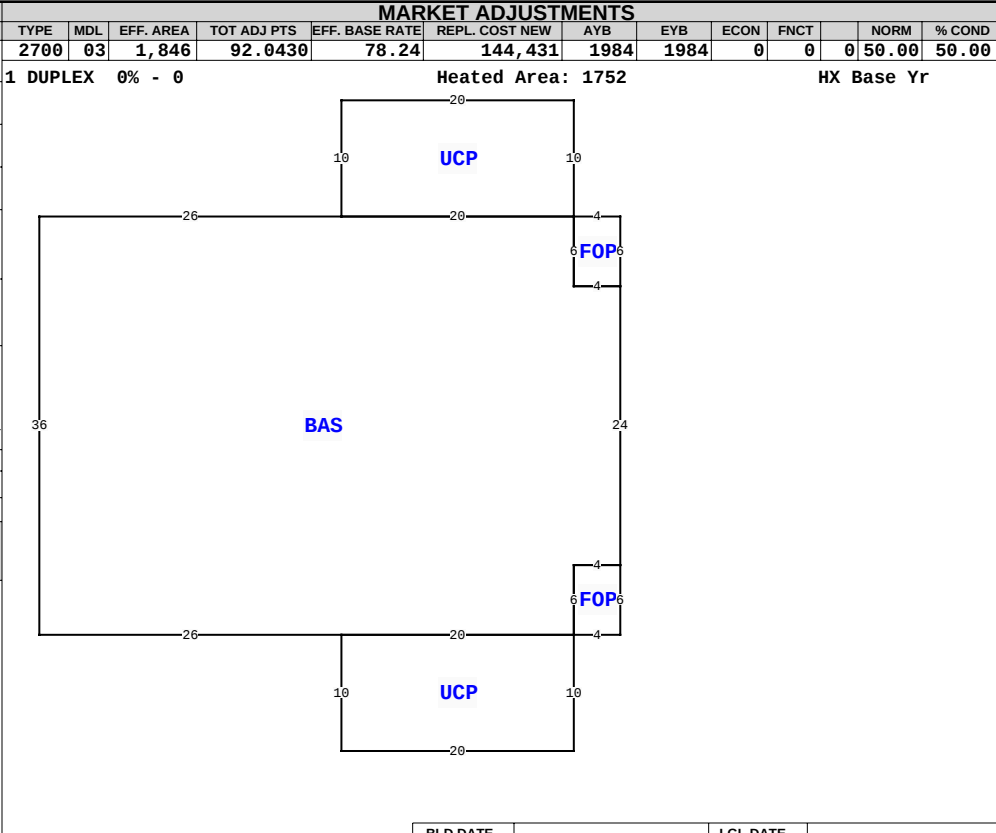
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 06 | VINYL ASB 20   |
| Air Condition            | 02 | WINDOW 100     |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 2 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Story Height             |    | 0 100          |
| RMS                      |    | 0 100          |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 2 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|          |      |               |
|----------|------|---------------|
| Quality  | 03   | 03            |
| DOR CODE | 0800 | MULTI-FAM <10 |
| MAP NUM  |      | MKT AREA 07   |

| NEIGHBORHOOD/LOC 33317.110 1.00/ |                  |             |      |              |                      |
|----------------------------------|------------------|-------------|------|--------------|----------------------|
| AREA TYPE                        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                              | 1,752            | 100         |      | 1,752        | 68,538               |
| FOP                              | 24               | 30          |      | 7            | 274                  |
| FOP                              | 24               | 30          |      | 7            | 274                  |
| UCP                              | 200              | 20          |      | 40           | 1,565                |
| UCP                              | 200              | 20          |      | 40           | 1,565                |
| TOTALS                           | 2,200            |             |      | 1,846        | 72,216               |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |       |
| 2              | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0800     | C   | MULTI-FAM            | 0   |     | RSF/M    | 100.00 | 105.00 | 1.00        | LT        |        |



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|--------------------------------|--|--|-----------|--|--|--|--|--|--|--|--|
| 156 SE LOCHLYNN TER, LAKE CITY |  |  |           |  |  |  |  |  |  |  |  |
| BLD DATE                       |  |  | LGL DATE  |  |  |  |  |  |  |  |  |
| XF DATE                        |  |  | LAND DATE |  |  |  |  |  |  |  |  |
| INC DATE                       |  |  | AG DATE   |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY                           |  |  |  |  |           |  |  |  |  | PAGE 1 of 1 |  | 2 |
|----------------------------------------------------|--|--|--|--|-----------|--|--|--|--|-------------|--|---|
| VALUATION SUMMARY                                  |  |  |  |  |           |  |  |  |  |             |  |   |
| VALUATION BY                                       |  |  |  |  |           |  |  |  |  | STANDARD    |  |   |
| Tax Group: 2                                       |  |  |  |  | Tax Dist: |  |  |  |  |             |  |   |
| BUILDING MARKET VALUE                              |  |  |  |  | 72,216    |  |  |  |  |             |  |   |
| TOTAL MARKET OB/XF VALUE                           |  |  |  |  | 300       |  |  |  |  |             |  |   |
| TOTAL LAND VALUE - MARKET                          |  |  |  |  | 8,300     |  |  |  |  |             |  |   |
| TOTAL MARKET VALUE                                 |  |  |  |  | 80,816    |  |  |  |  |             |  |   |
| SOH/AGL Deduction                                  |  |  |  |  | 0         |  |  |  |  |             |  |   |
| ASSESSED VALUE                                     |  |  |  |  | 80,816    |  |  |  |  |             |  |   |
| TOTAL EXEMPTION VALUE                              |  |  |  |  | 0         |  |  |  |  |             |  |   |
| BASE TAXABLE VALUE                                 |  |  |  |  | 80,816    |  |  |  |  |             |  |   |
| TOTAL JUST VALUE                                   |  |  |  |  | 80,816    |  |  |  |  |             |  |   |
| NCON VALUE                                         |  |  |  |  | 0         |  |  |  |  |             |  |   |
| INCOME VALUE                                       |  |  |  |  |           |  |  |  |  |             |  |   |
| PREVIOUS YEAR MKT VALUE                            |  |  |  |  | 80,816    |  |  |  |  |             |  |   |
| LAND:1:1: 10,500SF= 1 ASSESSED LOT(2 PLATTED LOTS) |  |  |  |  |           |  |  |  |  |             |  |   |
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| BUILDING NOTES                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
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| BUILDING DIMENSIONS                                                                                                            |  |  |  |  |  |  |  |  |  |  |  |
| BAS= W26 S36 E26 UCP= S10 E20 N10 W20\$ E20 FOP= E4 N6 W4 S6\$ N6 E4 N24 FOP= N6 W4 S6 E4\$ W4 N6 UCP= N10 W20 S10E20\$ W20\$. |  |  |  |  |  |  |  |  |  |  |  |