

LOT 10 BLOCK 8 COUNTRY CLUB ESTA  
351-457, 731-017, PB 968-260, 99

TSW PROPERTIES LLC  
894 SE GABE ST  
LAKE CITY, FL 32024

2026

34-3S-17-07179-000



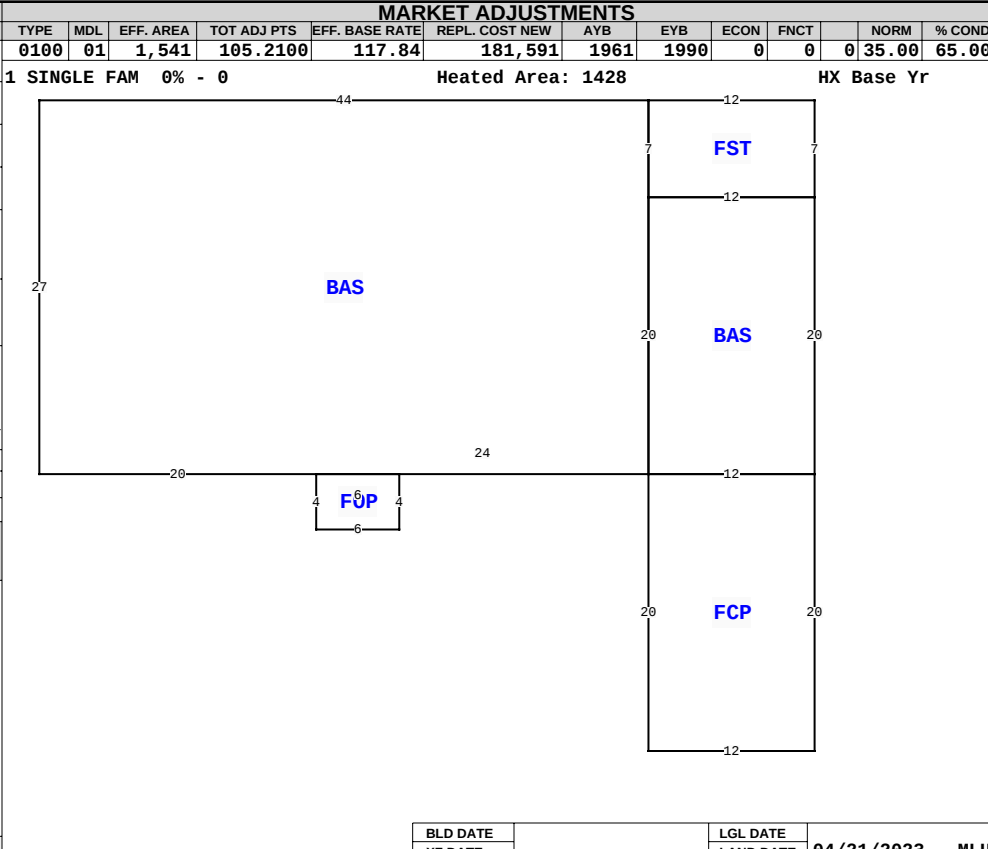
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 90     |
| Exterior Wall            | 19 | COMMON BRK 10  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 14 | PREFIN MT 100  |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 100     |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 2 100          |
| 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          | 03                 | 03    |
| DOR CODE         | 0100 SINGLE FAMILY |       |
| MAP NUM          |                    | 06    |
| NEIGHBORHOOD/LOC | 34317.070          | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 240              | 100         |      | 240          | 18,383               |
| BAS       | 1,188            | 100         |      | 1,188        | 90,996               |
| FCP       | 240              | 25          |      | 60           | 4,596                |
| FOP       | 24               | 30          |      | 7            | 536                  |
| FST       | 84               | 55          |      | 46           | 3,524                |
| TOTALS    | 1,776            |             |      | 1,541        | 118,034              |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |       |
| 2              | 0120       | CLFENCE 4   | 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 | OTHER ADJUSTMENTS AND NOTES |
| 1                | 0100     | C   | SFR                  | 0   |     | RSF-2    | 80.00 | 121.00 | 1.00        | LT        |                             |



|                                   |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 323 SE COUNTRY CLUB RD, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |
| BLD DATE                          |  |  |  |  |  |  |  |  |  |  |  |
| XF DATE                           |  |  |  |  |  |  |  |  |  |  |  |
| INC DATE                          |  |  |  |  |  |  |  |  |  |  |  |
| LGL DATE                          |  |  |  |  |  |  |  |  |  |  |  |
| LAND DATE                         |  |  |  |  |  |  |  |  |  |  |  |
| AG DATE                           |  |  |  |  |  |  |  |  |  |  |  |
| 04/21/2023 MLU                    |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 2 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 2              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 118,034   |   |
| TOTAL MARKET OB/XF VALUE  |  | 400       |   |
| TOTAL LAND VALUE - MARKET |  | 18,500    |   |
| TOTAL MARKET VALUE        |  | 136,934   |   |
| SOH/AGL Deduction         |  | 1,102     |   |
| ASSESSED VALUE            |  | 135,832   |   |
| TOTAL EXEMPTION VALUE     |  | 0         |   |
| BASE TAXABLE VALUE        |  | 135,832   |   |
| TOTAL JUST VALUE          |  | 136,934   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  | 0         |   |
| PREVIOUS YEAR MKT VALUE   |  | 136,934   |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000041522  | Roof Replacement | 10,303 | 03/15/2021 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1338/1004                      | 6/01/2017 | WD        | U   | I   | 11     | 100        |  |
| GRANTOR: AGNES RICE TRUSTEE OF |           |           |     |     |        |            |  |
| GRANTEE: TSW PROPERTIES LLC    |           |           |     |     |        |            |  |
| 1073/1414                      | 2/07/2006 | WD        | Q   | I   |        | 105,000    |  |
| GRANTOR: LLOYD ADAMS           |           |           |     |     |        |            |  |
| GRANTEE: AGNES RICE TRUSTEE    |           |           |     |     |        |            |  |

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

| BUILDING DIMENSIONS                                            |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W44 S27 E20 FOP= S4 E6 N4 W6\$ E24 FCP= S20 E12 N20 W12\$ |  |  |  |  |  |  |  |  |  |  |  |
| BAS= E12 N20 W12 S20\$ N20 FST= E12 N7 W12 S7 \$ N7\$.         |  |  |  |  |  |  |  |  |  |  |  |