

W DIV: BEG NW COR OF SW1/4 OF LO  
 THE S R/W OF NW ORANGE ST 116.01  
 FT, W 116.07 FT. TO A POINT ON T

562 ORANGE STREET LLC  
 10153 W US HIGHWAY 90  
 LAKE CITY, FL 32055

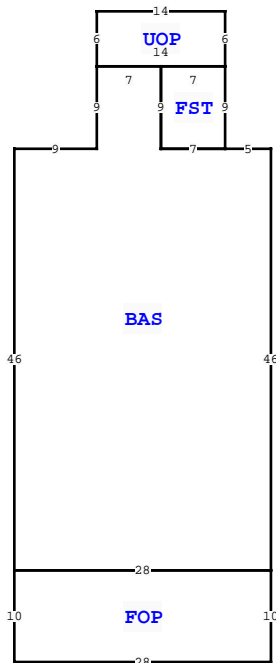
2026

00-00-00-12345-000



| ELEMENT          |                  | CD          | CONSTRUCTION    |              |                      |
|------------------|------------------|-------------|-----------------|--------------|----------------------|
| Exterior Wall    | 04               |             | SINGLE SID 100  |              |                      |
| Roof Structur    | 03               |             | GABLE/HIP 100   |              |                      |
| Roof Cover       | 12               |             | MODULAR MT 100  |              |                      |
| Interior Wall    | 05               |             | DRYWALL 100     |              |                      |
| Interior Floo    | 09               |             | PINE WOOD 70    |              |                      |
| Interior Floo    | 08               |             | SHT VINYL 30    |              |                      |
| 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          | 05               |             | 05              |              |                      |
| DOR CODE         | 1700             |             | OFFICE BLD 1STY |              |                      |
| MAP NUM          |                  |             | MKT AREA 06     |              |                      |
| NEIGHBORHOOD/LOC | 840317.00        |             | 1.00/           |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR            | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,351            | 100         |                 | 1,351        | 53,076               |
| FOP              | 280              | 30          |                 | 84           | 3,300                |
| FST              | 63               | 55          |                 | 35           | 1,375                |
| UOP              | 84               | 20          |                 | 17           | 668                  |
| TOTALS           | 1,778            |             |                 | 1,487        | 58,419               |

| MARKET ADJUSTMENTS |            |           |             |                   |                |     |     |      |      |      |        |  |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----|------|------|------|--------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |  |
| 1                  | OFFICE LOW | 0%        | - 2023      |                   |                |     |     |      |      |      |        |  |
|                    |            |           |             | Heated Area: 1351 |                |     |     |      |      |      |        |  |
|                    |            |           |             |                   | HX Base Yr     |     |     |      |      |      |        |  |



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 1              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 58,419      |
| TOTAL MARKET OB/XF VALUE  |           |  | 600         |
| TOTAL LAND VALUE - MARKET |           |  | 102,025     |
| TOTAL MARKET VALUE        |           |  | 161,044     |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 161,044     |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 161,044     |
| TOTAL JUST VALUE          |           |  | 161,044     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 149,655     |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000044977  | Roof Replacement | 9,000 | 07/18/2022 |

| SALES DATA                   |           |           |       |       |        |            |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1465/797                     | 4/22/2022 | WD        | Q     | I     | 01     | 175,000    |
| GRANTOR: PEELER EARL         |           |           |       |       |        |            |
| GRANTEE: 562 ORANGE STREET L |           |           |       |       |        |            |
| 1338/1043                    | 5/31/2017 | WD        | Q     | I     | 01     | 153,800    |
| GRANTOR: CHRISTOPHER E KENT  |           |           |       |       |        |            |
| GRANTEE: EARL & FAYE PEELER  |           |           |       |       |        |            |

| 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 | 1.00  | UT | 0.00  | 0.00           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 0 | 0 | 1.00  | UT | 0.00  | 0.00           |       |

| TOTAL OB/XF                 |         |          |          |           |         |            |     |  |  |
|-----------------------------|---------|----------|----------|-----------|---------|------------|-----|--|--|
| BLD DATE                    | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 05/11/2026 | MLU |  |  |
| 562 NW ORANGE ST, LAKE CITY |         |          |          |           |         |            |     |  |  |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|
| BAS= W5 FST= N9 UOP= N6 W14 S6 E14 S W7 S9 E7 S W7N9 W7 S9 W9 S46 FOP= S10 E28 N10 W28 S E28 N46 S. |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 1700     | C   | 1STORY OFF           | 0   |     | *CG      | 105.00 | 119.00 | 12,075.00   | SF          |     | 1.00     | 1.00   | 1.00    | 7.00       | 7.00           | 84,525     |                             |      |         |      |     |    |        |
| 2                | 1000     | C   | VACANT COMME         | 0   |     | *CG      | 50.00  | 50.00  | 2,500.00    | SF          |     | 1.00     | 1.00   | 1.00    | 7.00       | 7.00           | 17,500     |                             |      |         |      |     |    |        |