

W DIV: S1/2 OF NW1/4 BLOCK I CX
SE COR OF NW1/4, RUN N 92 FT, W 7
FT, E 71 FT TO POB.

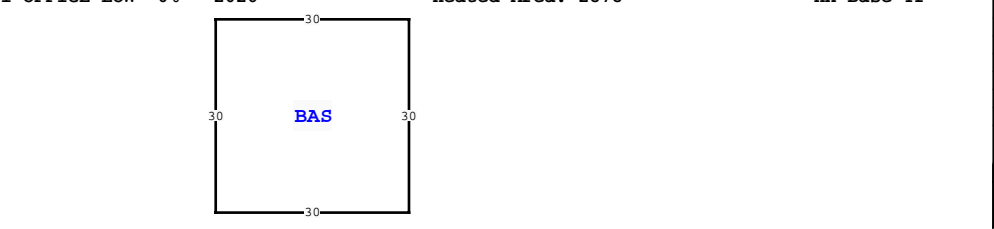
LAKE CITY LLC
96383 BAY VIEW DR
FERNANDINA BEACH, FL 32034

2026

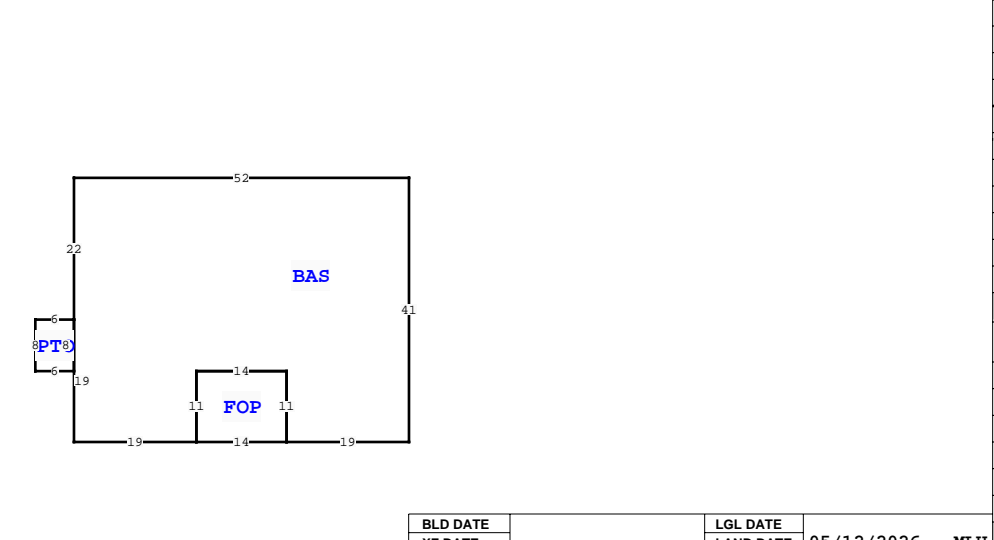
00-00-00-12352-000

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 16 WD FR STUC 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 08 CLAY TILE 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 12 HARDWOOD 50 |
| Interior Floor | 14 CARPET 50 |
| Ceiling | 02 F.NOT SUS 100 |
| Air Condition | 06 ENG CENTRL 100 |
| Heating Type | 09 ENG F AIR 100 |
| Fixtures | 6 100 |
| Frame | 02 WOOD FRAME 100 |
| Story Height | 8 100 |
| RMS | 6 100 |
| Stories | 2. 2. 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |

| 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% | - 2026 | | | | | | | | | |



| 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 | 900 | 100 | | 900 | 49,868 |
| BAS | 1,978 | 100 | | 1,978 | 109,599 |
| FOP | 154 | 30 | | 46 | 2,549 |
| PTO | 48 | 5 | | 2 | 111 |
| TOTALS | 3,080 | | | 2,926 | 162,127 |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | Tax Group: 1 | Tax Dist: | STANDARD |
| BUILDING MARKET VALUE | | | 162,127 |
| TOTAL MARKET OB/XF VALUE | | | 10,413 |
| TOTAL LAND VALUE - MARKET | | | 38,981 |
| TOTAL MARKET VALUE | | | 211,521 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 211,521 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 211,521 |
| TOTAL JUST VALUE | | | 211,521 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 167,973 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 13-0488 | REMODEL | 875 | 11/22/2013 |
| 13-0388 | MAINT/ALTR | 75 | 09/05/2013 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1538/2123 | 4/28/2025 | WD | U | I | 12 | 400,000 |
| GRANTOR: SEACOAST NATIONAL BAN | | | | | | |
| GRANTEE: LAKE CITY LLC | | | | | | |
| 1243/0889 | 10/18/2012 | CT | U | I | 18 | 100 |
| GRANTOR: CADY & CADY ASSOCIATE | | | | | | |
| GRANTEE: PEOPLE STATE BANK | | | | | | |

| 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 | 0 | 0 | 0 | | 6,942.00 | UT | 1.50 | | | | 10,413 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/12/2026 | MLU |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS= W52 S22 PTO= W6 S8 E6 N8\$ S19 E19 FOP= E14 N11 W14 S11\$ N11 E14 S11 E19 N41\$ PTR=N30 BAS= N30 W30 S30 E30\$ S30\$. | |

| 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 | 135.00 | 14,175.00 | SF | | 1.00 | 1.00 | 1.00 | 2.75 | 2.75 | 38,981 | | | | | | | |