W DIV: COMM NE COR OF BLOCK K ON ST & W SIDE OF 5TH ST, RUN W 184 434.10 FT, W 112.84 FT, N 273.02

HILTON&ONE, LLC
393 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

00-00-00-12374-000

BUILDING CHARACTERISTICS

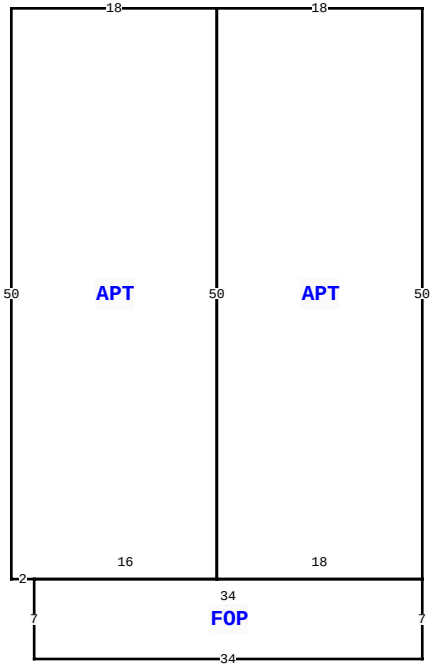
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0101	SFRES/SFRES
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
APT	900	100		900	24,833
APT	900	100		900	24,833
FOP	238	30		71	1,959
TOTALS	2,038			1,871	51,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	38.5866	42.45	79,424	1928	1928	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1800 HX Base Yr



535 SW SAINT JOHNS ST, LAKE CITY

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

EXTRA FEATURES

LN	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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0285	SALVAGE	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2020		100	1,000	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	128,218
TOTAL MARKET OB/XF VALUE	1,850
TOTAL LAND VALUE - MARKET	193,243
TOTAL MARKET VALUE	323,311
SOH/AGL Deduction	0
ASSESSED VALUE	323,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,311
TOTAL JUST VALUE	323,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2020-00626	DEMOLISH		11/05/2020
226	ADDN SFR	50	03/12/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/140	12/10/2025	WD	U	I	11	100
GRANTOR: LEMLEY BARBARA						
GRANTEE: HILTON&ONE, LLC						
1145/1359	2/05/2008	WD	Q	I	03	0
GRANTOR: STEPHEN LEMLEY						
GRANTEE: BARBARA LEMLEY						

BUILDING NOTES

BUILDING DIMENSIONS

APT= W18 APT= W18 S50 E2 FOP= S7 E34 N7 W34$ E16 N50 $ S50 E18 N50$.

LAND DESCRIPTION

TOTAL OB/XF 1,850

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0700	C	MISC RES	0		*RMF-1	0.00	0.00	12,000.00	SF		1.00	1.00	1.00	7.00	7.00	84,000							
2	0100	C	SFR	0		*RMF-1	0.00	0.00	19,700.00	SF		1.00	1.00	1.00	1.10	1.10	21,670							
3	0800	C	MULTI-FAM	0		*RMF-1	0.00	0.00	18,800.00	SF		1.00	1.00	1.00	2.00	2.00	37,600							
4	0100	C	SFR	0		*RMF-1	0.00	0.00	10,308.00	SF		1.00	1.00	1.00	2.00	2.00	20,616							
5	0000	C	VAC RES	0		RO	0.00	0.00	33,360.00	SF		1.00	1.00	0.80	1.10	0.88	29,357							

REVIEW DATE 12/16/2020 BY ME Total Acres: 2.16 Total Land Value: 193,243 Market: 0 Agricultural: 0 Common: 193,243 PRINTED 11/17/2026 BY SYS

W DIV: COMM NE COR OF BLOCK K ON ST & W SIDE OF 5TH ST, RUN W 184 434.10 FT, W 112.84 FT, N 273.02

HILTON&ONE, LLC
393 NW FAIRWAY DR
LAKE CITY, FL 32055

2027

00-00-00-12374-000

BUILDING CHARACTERISTICS

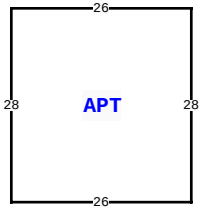
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

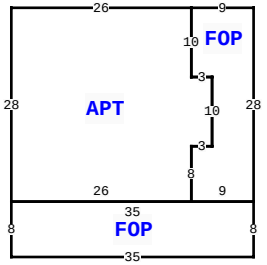
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	728	100		728	15,562
APT	758	100		758	16,203
FOP	222	30		67	1,432
FOP	280	30		84	1,796
TOTALS	1,988			1,637	34,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,637	61.4295	53.44	87,481	1900	1900	10	0	0	50.00	40.00

2 DUPLEX 0% - 2026 Heated Area: 1486 HX Base Yr





535 SW SAINT JOHNS ST, LAKE CITY

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

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

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TOTAL MARKET VALUE	323,311
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ASSESSED VALUE	323,311
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,311
TOTAL JUST VALUE	323,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/140	12/10/2025	WD	U	I	11	100
GRANTOR: LEMLEY BARBARA						
GRANTEE: HILTON&ONE, LLC						
1145/1359	2/05/2008	WD	Q	I	03	0
GRANTOR: STEPHEN LEMLEY						
GRANTEE: BARBARA LEMLEY						

BUILDING NOTES

BUILDING DIMENSIONS

APT= W26 S28 FOP= S8 E35 N8 W35$ E26 FOP= E9 N28 W9 S10 E3 S10 W3 S8$ N8 E3 N10 W3 N10$ PTR= N30 APT= N28 W26 S28 E26$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/16/2020 BY ME Total Acres: 2.16 Total Land Value: 193,243 Market: 0 Agricultural: 0 Common: 193,243 PRINTED 11/17/2026 BY SYS

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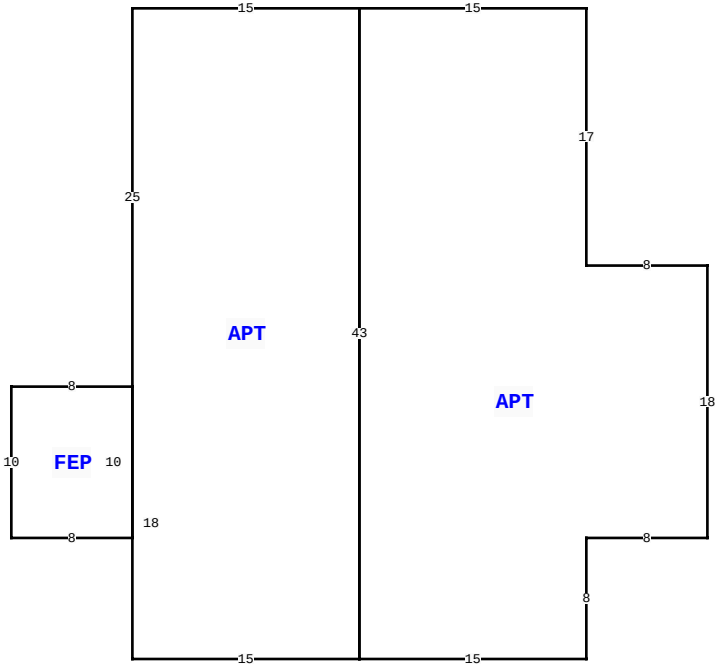
ELEMENT	CD	CONSTRUCTION
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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		1 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0101	SFRES/SFRES
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
APT	645	100		645	17,912
APT	789	100		789	21,911
FEP	80	80		64	1,778
TOTALS	1,514			1,498	41,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,498	50.4900	55.54	83,199	1950	1950	15	0	0	35.00	50.00

3 SINGLE FAM 0% - 2026 Heated Area: 1434 HX Base Yr



535 SW SAINT JOHNS ST, LAKE CITY

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COLUMBIA COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	323,311
TOTAL JUST VALUE	323,311
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: LEMLEY BARBARA						
GRANTEE: HILTON&ONE, LLC						
1145/1359	2/05/2008	WD	Q	I	03	0
GRANTOR: STEPHEN LEMLEY						
GRANTEE: BARBARA LEMLEY						

BUILDING NOTES

BUILDING DIMENSIONS

APT= W15 APT= W15 S25 FEP= W8 S10 E8 N10$ S18 E15 N43$ S43 E15 N8 E8 N18 W8 N17$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/16/2020 BY ME Total Acres: 2.16 Total Land Value: 193,243 Market: 0 Agricultural: 0 Common: 193,243 PRINTED 11/17/2026 BY SYS