

W DIV: LOTS 1, 2, 8 & 9
 BLOCK 1 PINEDALE S/D & 100 FT
 E & W BY 200 FT N & S IN SE

COLUMBIA REAL LLC
 231 NW BURK AVE, SUITE 107
 LAKE CITY, FL 32055

2026

00-00-00-12398-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|---------------------|----------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK 80 | |
| Exterior Wall | 19 | COMMON BRK 20 | |
| Roof Structure | 10 | STEEL FRME 100 | |
| Roof Cover | 04 | BUILT-UP 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 07 | CORK/VTILE 100 | |
| Ceiling | 01 | FIN.SUSPD 100 | |
| Air Condition | 06 | ENG CENTRL 100 | |
| Heating Type | 09 | ENG F AIR 100 | |
| Fixtures | | 13 100 | |
| Frame | 03 | MASONRY 100 | |
| Story Height | | 14 100 | |
| RMS | | 6 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Condition Adj | 03 | 03 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 1100 STORES/1 STORY | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 840317.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 7,725 | 100 | |
| CAN | 940 | 30 | |
| FST | 1,275 | 50 | |
| RSG | 2,250 | 125 | |
| TOTALS | 12,190 | | |
| | | | 11,457 |
| | | | 313,406 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | STORE RETL | 0% | - 0 | | | | | | | | | |
| Heated Area: 9975 HX Base Yr | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | | | | | | | 05/11/2026 | MLU | |
| XF DATE | | LAND DATE | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|--|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 313,406 |
| TOTAL MARKET OB/XF VALUE | | | 12,055 |
| TOTAL LAND VALUE - MARKET | | | 244,608 |
| TOTAL MARKET VALUE | | | 570,069 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 570,069 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 570,069 |
| TOTAL JUST VALUE | | | 570,069 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 577,874 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000045515 | Electrical Servic | 10,000 | 09/21/2022 |
| 1888 | REMODEL | 150 | 08/25/2000 |
| 1855 | REMODEL | 5 | 07/05/2000 |
| 968 | COMMERCIAL | 40 | 06/10/1997 |
| 927 | REMODEL | 100 | 03/10/1997 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1310/1605 | 2/29/2016 | WD Q | Q | I | 05 | 900,000 |
| GRANTOR: MARIAN S HUDSON TRSTE | | | | | | |
| GRANTEE: COLUMBIA REAL LLC | | | | | | |
| 1234/1007 | 4/26/2012 | TR U | I | 11 | | 0 |
| GRANTOR: MARIAN S HUDSON TRUST | | | | | | |
| GRANTEE: MARIAN S HUDSON TRS | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|-----------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 205.00 | UT | 1.50 | 1.50 | 100 | 1997 |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 15,898.00 | UT | 0.72 | 0.72 | 100 | 1997 |
| 3 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 |

| TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|
| 12,055 | | | | | | | | | | | | |
| LAND DESCRIPTION | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT |
| 1 | 1100 | C | STORE 1FLR | 0 | | *CG | 182.00 | 160.00 | 29,120.00 | SF | | 1.00 |

| BUILDING NOTES | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | |
| BAS=[ORIG=0,0] W103 S75 E103 N75 \$ | | | | | | | | | | | | |
| RSG=[ORIG=-103,0] W30 S75 E30 N75 \$ | | | | | | | | | | | | |
| FST=[ORIG=0,75] E17 N75 W17 S75 \$ | | | | | | | | | | | | |
| CAN=[ORIG=-133,75] S6 E154 N10 W4 S4 W150 \$ | | | | | | | | | | | | |

| 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 | 1100 | C | STORE 1FLR | 0 | | *CG | 182.00 | 160.00 | 29,120.00 | SF | | 1.00 | 1.00 | 1.20 | 7.00 | 8.40 | 244,608 | | | | | | | |