

W DIV: BEG INTERS OF E LINE  
 ACL RR & N LINE OF W DUVAL ST,  
 RUN E 202.5 FT, N 210 FT, W

VILLAR ANDRES R  
 789 W DUVAL ST  
 LAKE CITY, FL 32055

2026

00-00-00-12413-000

| BUILDING CHARACTERISTICS |    |                      |  |             |  |                      |  |              |  | MARKET ADJUSTMENTS   |     |                   |             |                |                |           |     |                |      | COLUMBIA COUNTY PROPERTY  |        |                   |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
|--------------------------|----|----------------------|--|-------------|--|----------------------|--|--------------|--|----------------------|-----|-------------------|-------------|----------------|----------------|-----------|-----|----------------|------|---|--------|-------------------|--|-------------|--|-------------------|--|---------------------|--|---------------------------|--|------------|--|----------------|--|------------|--|-----------------------------|--|------|--|-----------------|--|------|--|---------------------------|--|----|--|--------|--|
| ELEMENT                  | CD | CONSTRUCTION         |  |             |  |                      |  |              |  | TYPE                 | MDL | EFF. AREA         | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB | ECON           | FNCT | NORM  | % COND | VALUATION SUMMARY |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
|                          |    |                      |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | VALUATION BY STANDARD<br>Tax Group: 1 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 29,344<br>TOTAL LAND VALUE - MARKET 109,980<br>TOTAL MARKET VALUE 139,324<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 139,324<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 139,324<br>TOTAL JUST VALUE 139,324<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 139,324 |        |                   |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| DOR CODE                 |    | 1001 MISC COMMERCIAL |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | PERMIT NUM  |        | DESCRIPTION       |  | AMT         |  | ISSUED            |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| MAP NUM                  |    | 840317.00 1.00 /     |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | 2247  |        | COMMERCIAL        |  | 3,194       |  | 03/04/2002        |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| NEIGHBORHOOD/LOC         |    |                      |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | SALES DATA  |        |                   |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| AREA TYPE                |    | TOTAL GROSS AREA     |  | PCT OF BASE |  | YEAR                 |  | TOT ADJ AREA |  | SUBAREA MARKET VALUE |     | OFF RECORD Number |             | DATE           |                | TYPE INST |     | Q / V / I /    |      | RSN CD  |        | SALE PRICE        |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
|                          |    |                      |  |             |  |                      |  |              |  |                      |     | 0710/0583         |             | 2/08/1990      |                | WD U      |     | I              |      |   |        | 0                 |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| GRANTOR: BLANCHE VANZANT |    |                      |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | GRANTEE: ANDRES VILLAR  |        |                   |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| TOTALS                   |    |                      |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | BLD DATE  |        | LGL DATE          |  | 04/09/2024  |  | MLU               |  | BUILDING NOTES      |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| EXTRA FEATURES           |    |                      |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | XF DATE   |        | LAND DATE         |  |             |  |                   |  | BUILDING DIMENSIONS |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
|                          |    |                      |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | INC DATE  |        | AG DATE           |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| 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                        |    | 0169                 |  | FENCE/WOOD  |  |                      |  | 0 0          |  | 0 0                  |     | 572.00            |             | UT             |                | 7.50      |     | 7.50           |      | 100   |        | 2002              |  | 2002        |  | 3                 |  | 100                 |  | 4,290                     |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| 2                        |    | 0169                 |  | FENCE/WOOD  |  |                      |  | 0 0          |  | 0 0                  |     | 73.00             |             | UT             |                | 15.00     |     | 15.00          |      | 100   |        | 2002              |  | 2002        |  | 3                 |  | 100                 |  | 1,095                     |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| 3                        |    | 0166                 |  | CONC, PAVMT |  |                      |  | 0 0          |  | 0 0                  |     | 1,545.00          |             | UT             |                | 2.00      |     | 2.00           |      | 100   |        | 2002              |  | 2002        |  | 3                 |  | 100                 |  | 3,090                     |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| 4                        |    | 0260                 |  | PAVEMENT-A  |  |                      |  | 0 0          |  | 0 0                  |     | 18,972.00         |             | UT             |                | 1.10      |     | 1.10           |      | 100   |        | 2002              |  | 2002        |  | 3                 |  | 100                 |  | 20,869                    |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| TOTAL OB/XF              |    |                      |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | 29,344  |        |                   |  |             |  |                   |  |                     |  |                           |  |            |  |                |  |            |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| L N                      |    | USE CODE             |  | CLS         |  | LAND USE DESCRIPTION |  |              |  | CAP                  |     | R D               |             | LOC ZONE       |                | FRONT     |     | DEPTH          |      | TOT LND UTS   |        | UNIT TYPE         |  | D T         |  | DPHT FACT         |  | % COND              |  | TOT ADJ                   |  | UNIT PRICE |  | ADJ UNIT PRICE |  | LAND VALUE |  | OTHER ADJUSTMENTS AND NOTES |  | YEAR |  | DENSITY         |  | DECL |  | FRZ                       |  | YR |  | CONSRV |  |
| 1                        |    | 1001                 |  | C           |  | MISC COMMERC         |  |              |  | 0                    |     |                   |             | *CG            |                | 185.00    |     | 99.00          |      | 18,330.00   |        | SF                |  |             |  | 1.00              |  | 1.00                |  | 1.00                      |  | 6.00       |  | 6.00           |  | 109,980    |  |                             |  |      |  |                 |  |      |  |                           |  |    |  |        |  |
| REVIEW DATE              |    |                      |  |             |  |                      |  |              |  |                      |     |                   |             |                |                |           |     |                |      | 03/03/2026  |        | BY                |  | ME          |  | Total Acres: 0.42 |  |                     |  | Total Land Value: 109,980 |  |            |  | Market: 0      |  |            |  | Agricultural: 0             |  |      |  | Common: 109,980 |  |      |  | PRINTED 05/07/2026 BY SYS |  |    |  |        |  |