C DIV: THE E 54.35 FT OF THE N 9
159.26 FT OF W1/2 OF BLOCK 3 & N
OF S 96.37 FT EX EAST 54.35 FT O

LAMMERS FRED J
309 N MARION AVE, SUITE 1
LAKE CITY, FL 32055

2027

00-00-00-12632-002

BUILDING CHARACTERISTICS

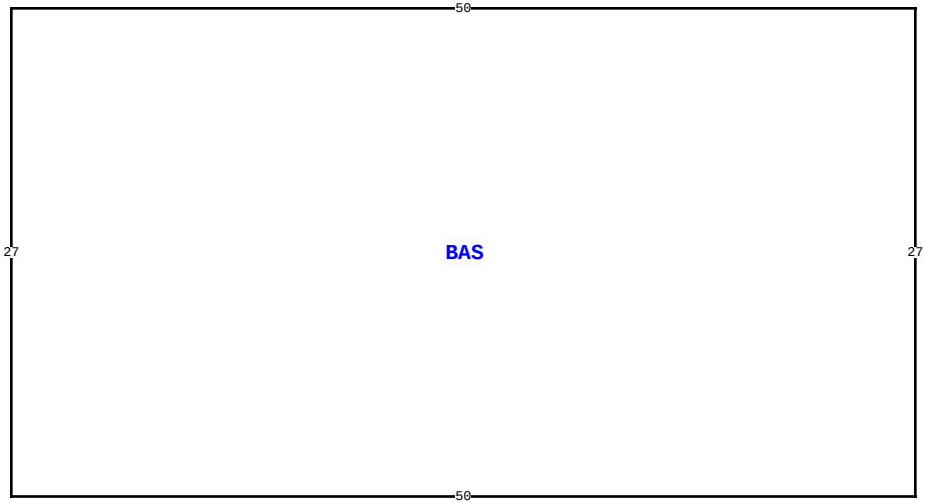
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100		1,350	14,749
TOTALS	1,350			1,350	14,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8400	06	1,350	57.4875	21.85	29,498	1930	1930	0	0	0	50.00	50.00

1 WAREH STOR 0% - 0 Heated Area: 1350 HX Base Yr



309 N MARION AVE, 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
1	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,269
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	65,792
TOTAL MARKET VALUE	151,261
SOH/AGL Deduction	0
ASSESSED VALUE	151,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,261
TOTAL JUST VALUE	151,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
922	REMODEL	75	07/16/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0939	2/09/2018	QC	U	I	11	40,000
GRANTOR: DONALD HOUSTON, SHAWN						
GRANTEE: FRED J LAMMERS						
1293/0547	4/21/2015	QC	U	I	11	100
GRANTOR: VICKIE M ARBIE FKA VI						
GRANTEE: FRED J LAMMERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S27 E50 N27$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	1100	C	STORE 1FLR	0		*C-CBD	54.00	94.00	5,097.00	SF		1.00	1.00	1.00	8.00	8.00	40,776							
2	1100	C	STORE 1FLR	0		*C-CBD	31.00	46.00	1,426.00	SF		1.00	1.00	1.25	8.00	10.00	14,260							
3	1700	C	1STORY OFF	0			0.00	0.00	790.00	SF		1.00	1.00	1.25	8.00	10.00	7,900							
4	1100	C	STORE 1FLR	0		*C-CBD	15.00	46.00	714.00	SF		1.00	1.00	1.00	4.00	4.00	2,856							

REVIEW DATE 03/05/2026 BY JB Total Acres: 0.18 Total Land Value: 65,792 Market: 0 Agricultural: 0 Common: 65,792 PRINTED 11/16/2026 BY SYS

C DIV: THE E 54.35 FT OF THE N 9
159.26 FT OF W1/2 OF BLOCK 3 & N
OF S 96.37 FT EX EAST 54.35 FT O

LAMMERS FRED J
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2027

00-00-00-12632-002

BUILDING CHARACTERISTICS

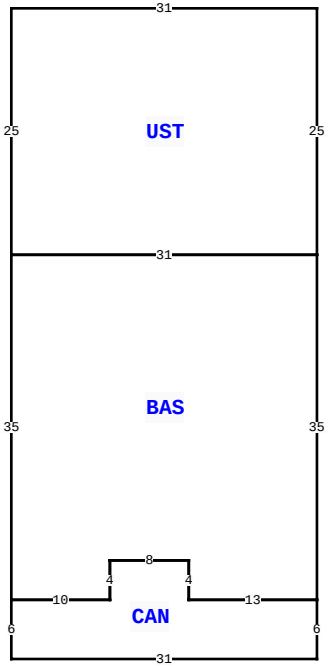
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100		1,053	23,619
CAN	218	30		65	1,458
UST	775	40		310	6,954
TOTALS	2,046			1,428	32,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	1,428	70.0980	44.86	64,060	1930	1985	0	0	0	50.00	50.00

2 STORE RETL 0% - 0 Heated Area: 1053 HX Base Yr



309 N MARION AVE, 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

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 03/05/2026 BY JB Total Acres: 0.18 Total Land Value: 65,792 Market: 0 Agricultural: 0 Common: 65,792 PRINTED 11/16/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,269
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	65,792
TOTAL MARKET VALUE	151,261
SOH/AGL Deduction	0
ASSESSED VALUE	151,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,261
TOTAL JUST VALUE	151,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0939	2/09/2018	QC	U	I	11	40,000
GRANTOR: DONALD HOUSTON, SHAWN						
GRANTEE: FRED J LAMMERS						
1293/0547	4/21/2015	QC	U	I	11	100
GRANTOR: VICKIE M ARBIE FKA VI						
GRANTEE: FRED J LAMMERS						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W31 S25 BAS= S35 CAN= S6 E31 N6 W13 N4 W8 S4 W10$ E10 N4 E8 S4E13 N35 W31$ E31 N25$.

C DIV: THE E 54.35 FT OF THE N 9
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LAMMERS FRED J
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2027

00-00-00-12632-002

BUILDING CHARACTERISTICS

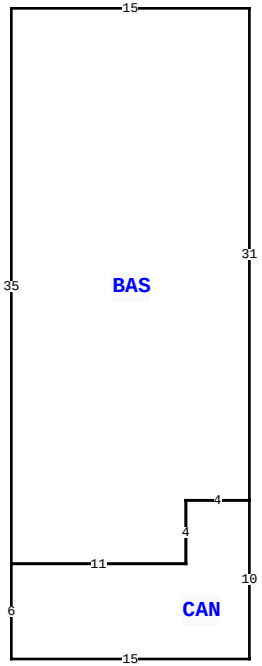
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	509	100		509	15,980
CAN	106	30		32	1,005
TOTALS	615			541	16,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	541	98.1120	62.79	33,969	1930	1983	0	0	0	50.00	50.00

3 STORE RETL 0% - 0 Heated Area: 509 HX Base Yr



309 N MARION AVE, 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 3 of 4 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,269
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	65,792
TOTAL MARKET VALUE	151,261
SOH/AGL Deduction	0
ASSESSED VALUE	151,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,261
TOTAL JUST VALUE	151,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0939	2/09/2018	QC	U	I	11	40,000
GRANTOR: DONALD HOUSTON, SHAWN						
GRANTEE: FRED J LAMMERS						
1293/0547	4/21/2015	QC	U	I	11	100
GRANTOR: VICKIE M ARBIE FKA VI						
GRANTEE: FRED J LAMMERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S35CAN= S6E15 N10W4 S4 W11$ E11 N4 E4 N31$.

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 03/05/2026 BY JB Total Acres: 0.18 Total Land Value: 65,792 Market: 0 Agricultural: 0 Common: 65,792 PRINTED 11/16/2026 BY SYS

C DIV: THE E 54.35 FT OF THE N 9
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309 N MARION AVE, SUITE 1
LAKE CITY, FL 32055

2027

00-00-00-12632-002

BUILDING CHARACTERISTICS

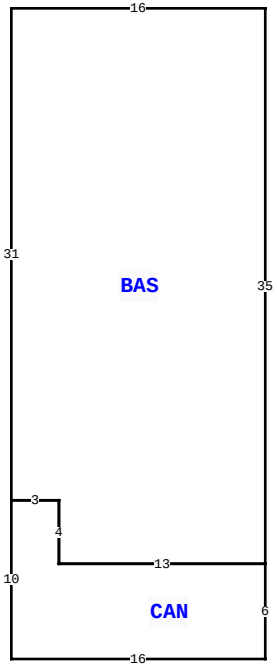
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		12 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	548	100		548	20,320
CAN	108	30		32	1,187
TOTALS	656			580	21,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	580	100.2120	74.16	43,013	1930	1990	0	0	0	50.00	50.00

4 OFFICE LOW 0% - 0 Heated Area: 548 HX Base Yr



309 N MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	85,269
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	65,792
TOTAL MARKET VALUE	151,261
SOH/AGL Deduction	0
ASSESSED VALUE	151,261
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,261
TOTAL JUST VALUE	151,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/0939	2/09/2018	QC	U	I	11	40,000
GRANTOR: DONALD HOUSTON, SHAWN						
GRANTEE: FRED J LAMMERS						
1293/0547	4/21/2015	QC	U	I	11	100
GRANTOR: VICKIE M ARBIE FKA VI						
GRANTEE: FRED J LAMMERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S31 CAN= S10 E16 N6 W13 N4 W3$ E3 S4 E13 N35$.

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 03/05/2026 BY JB Total Acres: 0.18 Total Land Value: 65,792 Market: 0 Agricultural: 0 Common: 65,792 PRINTED 11/16/2026 BY SYS