

C DIV: BEG 61.5 FT N OF SW COR O  
10, RUN E 105 FT, N 72 FT, W 105  
FT TO POB. ALSO, COMM NW COR OF

THE DECKER LAW FIRM, PA  
261 N MARION AVE  
LAKE CITY, FL 32055

**2026**

00-00-00-12658-000

| BUILDING CHARACTERISTICS |                     | CONSTRUCTION   |               |
|--------------------------|---------------------|----------------|---------------|
| ELEMENT                  | CD                  |                |               |
| Exterior Wall            | 17                  | MSNRY STUC 100 |               |
| Roof Structur            | 04                  | WOOD TRUSS 100 |               |
| Roof Cover               | 04                  | BUILT-UP 100   |               |
| Interior Wall            | 05                  | DRYWALL 100    |               |
| Interior Floo            | 06                  | VINYL ASB 90   |               |
| Interior Floo            | 14                  | CARPET 10      |               |
| Ceiling                  | 02                  | F.NOT SUS 100  |               |
| Air Condition            | 03                  | CENTRAL 100    |               |
| Heating Type             | 04                  | AIR DUCTED 100 |               |
| Fixtures                 |                     | 4 100          |               |
| Frame                    | 03                  | MASONRY 100    |               |
| Story Height             |                     | 12 100         |               |
| RMS                      |                     | 6 100          |               |
| 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          |
| BAS                      | 5,208               | 100            |               |
| CAN                      | 638                 | 30             |               |
| FHS                      | 792                 | 30             |               |
| FHS                      | 1,728               | 30             |               |
| FST                      | 720                 | 50             |               |
| FST                      | 1,534               | 50             |               |
| TOTALS                   | 10,620              |                | 7,282 190,388 |

| 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: 7728 HX Base Yr |  |

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 1        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 1              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 190,388  |
| TOTAL MARKET OB/XF VALUE  |           |             | 0        |
| TOTAL LAND VALUE - MARKET |           |             | 68,086   |
| TOTAL MARKET VALUE        |           |             | 258,474  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 258,474  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 258,474  |
| TOTAL JUST VALUE          |           |             | 258,474  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 239,432  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 1010       | MAINT/ALTR  | 330 | 09/19/2008 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1370/0030                      | 3/08/2018 | WD        | U     | I     | 11     | 100        |
| GRANTOR: COLUMBIA COUNTY, FLOR |           |           |       |       |        |            |
| GRANTEE: SUE B ROWAND AS TRU   |           |           |       |       |        |            |
| 1370/0034                      | 1/30/2018 | WD        | U     | I     | 11     | 100        |
| GRANTOR: ANDREW J DECKER IV    |           |           |       |       |        |            |
| GRANTEE: THE DECKER LAW FIRM   |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE |
|                |            |             |         |   |   |       |    |       |                |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |     |          |        | 0       |            |                |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| 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 |
| 1           | 1100     | C   | STORE 1FLR           | 0   |     | *C-CBD   | 0.00  | 0.00  | 7,781.25    | SF        |     | 1.00     | 1.00   | 1.25    | 7.00       | 8.75           |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/09/2024 | MLU     |

| BUILDING NOTES   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FST= N16 W72 S38 E6 N22 E15 S10 E25 N10 E26\$ BAS= W26 S10W25<br>N10 W15 S22 W6 S59 E2 CAN= S6 E66 N6 W22 N11 W22 S11 W22\$ E22<br>N11 E22 S11 E26 N81\$ PTR=N40 FHS= N11 W72 S11E72\$ S40\$<br>PTR=E80 FHS= N24 FST= N10 W72 S10 E72\$ W72 S24 E72\$ W80\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF |            | 0              |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|--|
| 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 |  |
| 1                | 1100     | C   | STORE 1FLR           | 0   |     | *C-CBD   | 0.00  | 0.00  | 7,781.25    | SF        |     | 1.00     | 1.00   | 1.25        | 7.00       | 8.75           |  |