

C DIV: BEG SW COR, RUN N 96.60 FT, E 52.20 FT, S 96.60 FT, W 52.50 FT TO POB. BLOCK 12

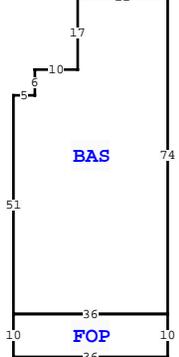
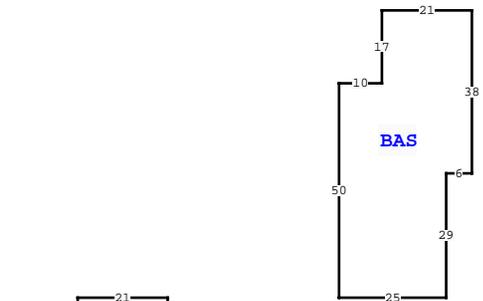
MADISON STREET LLC
PO BOX 1653
LAKE CITY, FL 32056

2026

00-00-00-12664-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|-----------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 03 | PLASTER | 100 |
| Interior Floo | 14 | CARPET | 100 |
| Ceiling | 02 | F.NOT SUS | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Fixtures | 6 | 100 | |
| Frame | 02 | WOOD FRAME | 100 |
| Story Height | 8 | 100 | |
| RMS | 10 | 100 | |
| Stories | 0 | 0 | 100 |
| Units | 0 | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Quality | 04 | 04 | |
| DOR CODE | 1900 | PROFESS SVC/BLD | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,733 | 100 | |
| BAS | 2,379 | 100 | |
| FOP | 360 | 30 | |
| TOTALS | 4,472 | | 4,220 163,818 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | OFFICE LOW | 0% | - 0 | | | | | | | | | Heated Area: 4112 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 1 |
|---------------------------|--|-----------|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 1 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | 163,818 | | |
| TOTAL MARKET OB/XF VALUE | | 300 | | |
| TOTAL LAND VALUE - MARKET | | 42,588 | | |
| TOTAL MARKET VALUE | | 206,706 | | |
| SOH/AGL Deduction | | 8,270 | | |
| ASSESSED VALUE | | 198,436 | | |
| TOTAL EXEMPTION VALUE | | 0 | | |
| BASE TAXABLE VALUE | | 198,436 | | |
| TOTAL JUST VALUE | | 206,706 | | |
| NCON VALUE | | 0 | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | 180,396 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 23-0318 | NEW ROOF | | 12/06/2023 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1065/0843 | 10/19/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: MARLIN AND DIANE FEAG | | | | | | |
| GRANTEE: MADISON STREET LLC | | | | | | |
| 1065/0835 | 9/27/2005 | WD | Q | I | 05 | 150,000 |
| GRANTOR: STEPHEN AND GEORGIA S | | | | | | |
| GRANTEE: FEAGLE FAMILY LIMIT | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0166 | CONC,PAVMT | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |

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

153 NE MADISON ST, LAKE CITY

| BUILDING NOTES | | | | | | | | | | | | | |
|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | |

BAS= W21 S17 W10 S6 W5 S51 FOP= S10 E36 N10 W36\$ E36 N74\$
PTR=E40 BAS= E25 N29 E6 N38W21 S17 W10 S50\$ W40\$.

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 1900 | C | PROF BLDG | 0 | | 00 | 53.00 | 97.00 | 5,070.00 | SF | | 1.00 | 1.00 | 1.40 | 6.00 | 8.40 | 42,588 | | | | | | | |