C DIV:BEG NE COR, RUN W 204.47 FT, S 61.50 FT, E 105 FT, N 5 FT, E 105 FT, N 54.80 FT TO

DOUBLE EAGLE INVESTORS, LLC
184 N MARION AVE
LAKE CITY, FL 32055

2027

00-00-00-12683-000

BUILDING CHARACTERISTICS

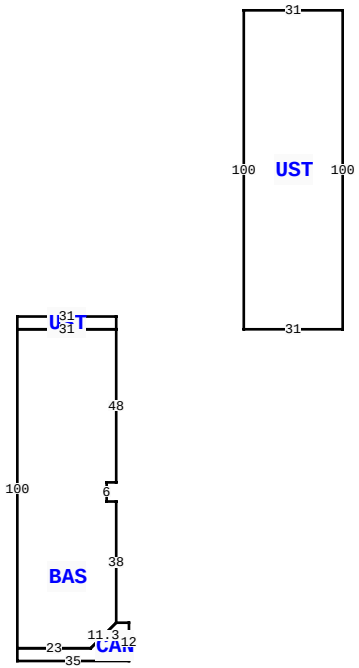
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		6 100
Stories	2.	2. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	3,050	100		3,050	104,936
CAN	204	30		61	2,099
UST	124	40		50	1,721
UST	3,100	40		1,240	42,662
TOTALS	6,478			4,401	151,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	4,401	92.9884	68.81	302,833	1900	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3050 HX Base Yr



124 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,256
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	67,175
TOTAL MARKET VALUE	239,631
SOH/AGL Deduction	0
ASSESSED VALUE	239,631
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,631
TOTAL JUST VALUE	239,631
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,631

LAND:1:1: TOTAL ACREAGE .27

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0669	REMODEL	8,000	12/15/2020
2017-247	REMODEL	0	02/21/2017
2017-199	MAINT/ALTR	0	02/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2640	1/26/2017	TR	Q	I	01	90,000
GRANTOR: WILLIAM R JR & JOYCE						
GRANTEE: DOUBLE EAGLE INVEST						
1242/1455	10/03/2012	WD	U	I	30	100
GRANTOR: WILLIAM R OGDEN JR						
GRANTEE: WILLIAM R JR & JOYC						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N4 W31 S4 E31$ BAS= W31S100 CAN= S4 E35 N12 W4 D8 L8 W23$ E23 U8 R8 N38 W3 N6 E3 N48$ PTR=E40 UST= E31 N100 W31 S100$W40$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

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	1700	C	1STORY OFF	0		*C-CBD	54.00	202.00	4,000.00	SF		1.00	1.00	1.25	8.00	10.00	40,000							
2	1000	C	VACANT COMME	0			0.00	0.00	5,435.00	SF		1.00	1.00	1.00	5.00	5.00	27,175							

REVIEW DATE 03/05/2026 BY JB Total Acres: 0.22 Total Land Value: 67,175 Market: 0 Agricultural: 0 Common: 67,175 PRINTED 11/16/2026 BY SYS

C DIV:BEG NE COR, RUN W 204.47 FT, S 61.50 FT, E 105 FT, N 5 FT, E 105 FT, N 54.80 FT TO

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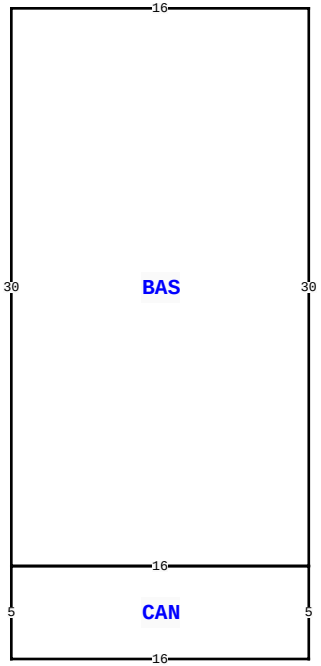
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	480	100		480	19,848
CAN	80	30		24	993
TOTALS	560			504	20,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	504	111.7620	82.70	41,681	1940	1985	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 480 HX Base Yr



124 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
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 2 of 2 1

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GRANTOR: WILLIAM R OGDEN JR						
GRANTEE: WILLIAM R JR & JOYC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S30 CAN= S5 E16 N5 W16$ E16 N30$.

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: 0.22 Total Land Value: 67,175 Market: 0 Agricultural: 0 Common: 67,175 PRINTED 11/16/2026 BY SYS