

C DIV: BEG 61.5 FT S OF NW COR R  
 E 105 FT, N 55 FT, W 105 FT TO P  
 & BEG AT SW COR OF BLK 19, RUN N

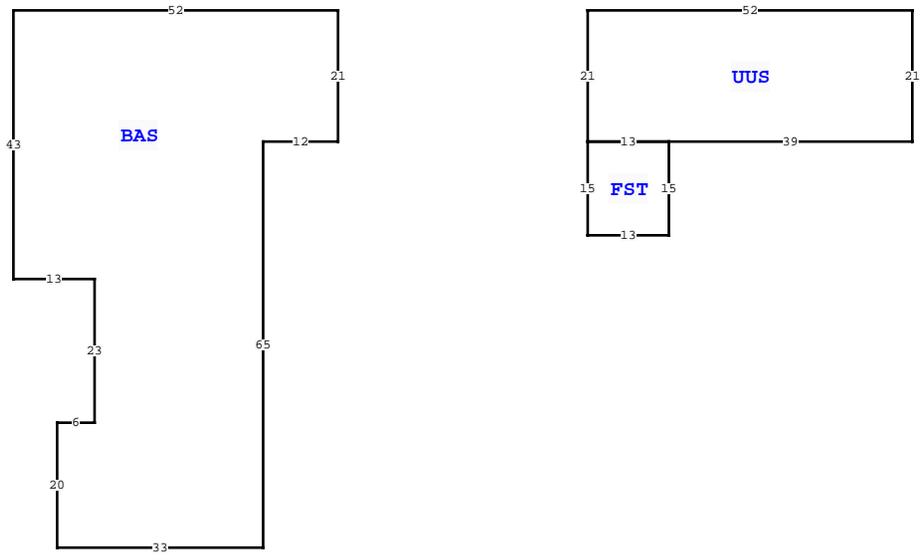
SPMV PROPERTIES LLC  
 161 SW FAITH RD  
 LAKE CITY, FL 32025

**2026**

00-00-00-12684-000

| BUILDING CHARACTERISTICS |                          | CONSTRUCTION |      |
|--------------------------|--------------------------|--------------|------|
| ELEMENT                  | CD                       |              |      |
| 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            | 06                       | VINYL ASB    | 100  |
| Air Condition            | 01                       | NONE         | 100  |
| Heating Type             | 01                       | NONE         | 100  |
| Fixtures                 |                          | 11           | 100  |
| Frame                    | 02                       | WOOD FRAME   | 100  |
| Story Height             |                          | 0            | 100  |
| RMS                      |                          | 4            | 100  |
| Stories                  | 0                        | 0            | 100  |
| Units                    | 0                        | 0            | 100  |
| Condition Adj            | 03                       | 03           | 100  |
| Quality                  | 03                       | 03           |      |
| DOR CODE                 | 4817 WHSE STORAGE/OFFICE |              |      |
| MAP NUM                  |                          | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 850317.00 1.00/          |              |      |
| AREA TYPE                | TOTAL GROSS AREA         | PCT OF BASE  | YEAR |
| BAS                      | 3,253                    | 100          |      |
| FST                      | 195                      | 50           |      |
| UUS                      | 1,092                    | 40           |      |
| TOTALS                   | 4,540                    |              |      |

| MARKET ADJUSTMENTS |            |           |             |                   |                |     |     |      |      |    |      |        |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----|------|------|----|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 1                  | OFFICE LOW | 0%        | - 2024      |                   |                |     |     |      |      |    |      |        |
|                    |            |           |             | Heated Area: 3253 |                |     |     |      |      |    |      |        |
|                    |            |           |             | HX Base Yr        |                |     |     |      |      |    |      |        |



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 1              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 36,638      |
| TOTAL MARKET OB/XF VALUE  |           |  | 0           |
| TOTAL LAND VALUE - MARKET |           |  | 42,952      |
| TOTAL MARKET VALUE        |           |  | 79,590      |
| SOH/AGL Deduction         |           |  | 10,908      |
| ASSESSED VALUE            |           |  | 68,682      |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 68,682      |
| TOTAL JUST VALUE          |           |  | 79,590      |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 78,627      |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 4071       | MAINT/ALTR  | 190 | 12/27/2006 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1517/2354         | 6/10/2024 | WD P      |       | I     | 98     | 100,000    |

GRANTOR: SPMV PROPERTIES, LLC  
 GRANTEE: RESTORED HOLDINGS,  
 1492/1520 5/22/2023 WD U I 11 100  
 GRANTOR: VANN MARC A  
 GRANTEE: SPMV PROPERTIES LLC

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

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

169 NW COLUMBIA AVE, LAKE CITY

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|
| BAS= W52 S43 E13 S23 W6 S20 E33 N65 E12 N21\$ PTR=E40 UUS= E52 S21 W39 FST= S15 W13 N15 E13\$ W13 N21\$ 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                | 4817     | C   | STORG/ OFF           | 0   |     | *C-CBD55.00 | 105.00 |       | 5,775.00    | SF          |     | 1.00     | 1.00   | 0.85    | 8.75       | 7.44           | 42,952     |                             |      |         |      |     |    |        |