

E DIV: BEG INTER E R/W MARSH  
 ST & S R/W DUVAL ST, RUN S  
 198.59 FT TO N R/W NASSAU ST,

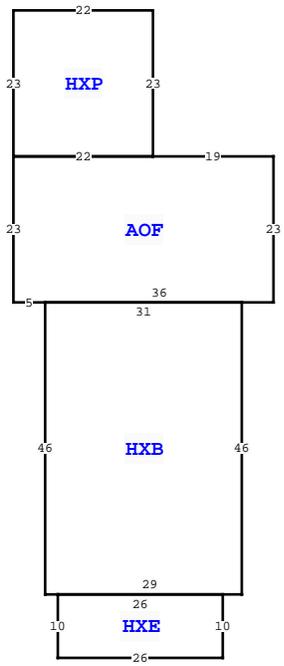
WITT GERALDINE L/WITT STEPHEN W  
 PO BOX 2064  
 LAKE CITY, FL 32056-2064

**2026**

00-00-00-13332-000

| BUILDING CHARACTERISTICS |                   | CONSTRUCTION   |      |
|--------------------------|-------------------|----------------|------|
| ELEMENT                  | CD                |                |      |
| Exterior Wall            | 04                | SINGLE SID 100 |      |
| Roof Structur            | 03                | GABLE/HIP 100  |      |
| Roof Cover               | 03                | COMP SHNGL 100 |      |
| Interior Wall            | 04                | PLYWOOD 100    |      |
| Interior Floo            | 09                | PINE WOOD 80   |      |
| Interior Floo            | 14                | CARPET 20      |      |
| Air Condition            | 03                | CENTRAL 100    |      |
| Heating Type             | 04                | AIR DUCTED 100 |      |
| Bedrooms                 |                   | 3 100          |      |
| Bathrooms                |                   | 2 100          |      |
| Frame                    | 02                | WOOD FRAME 100 |      |
| Stories                  | 1.                | 1. 100         |      |
| Architectual             | 05                | CONV 100       |      |
| Units                    |                   | 0 100          |      |
| Condition Adj            | 03                | 03 100         |      |
| Quality                  | 04                | 04             |      |
| DOR CODE                 | 0117 SFRES/OFFICE |                |      |
| MAP NUM                  |                   | MKT AREA       | 06   |
| NEIGHBORHOOD/LOC         | 860317.00 1.00/   |                |      |
| AREA TYPE                | TOTAL GROSS AREA  | PCT OF BASE    | YEAR |
| AOF                      | 943               | 110            |      |
| HXB                      | 1,426             | 100            |      |
| HXE                      | 260               | 80             |      |
| HXP                      | 506               | 30             |      |
| TOTALS                   | 3,135             |                |      |

| MARKET ADJUSTMENTS                |            |           |             |                |                |      |      |      |      |       |        |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                              | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 1                                 | SINGLE FAM | 63.27%    | - 1998      |                | 274,537        | 1930 | 1980 |      | 0    | 35.00 | 65.00  |
| Heated Area: 1426 HX Base Yr 1998 |            |           |             |                |                |      |      |      |      |       |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 1        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 1              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 178,449  |
| TOTAL MARKET OB/XF VALUE  |           |             | 5,860    |
| TOTAL LAND VALUE - MARKET |           |             | 107,811  |
| TOTAL MARKET VALUE        |           |             | 292,120  |
| SOH/AGL Deduction         |           |             | 105,070  |
| ASSESSED VALUE            |           |             | 187,050  |
| TOTAL EXEMPTION VALUE     | HX HB DX  |             | 56,411   |
| BASE TAXABLE VALUE        |           |             | 130,639  |
| TOTAL JUST VALUE          |           |             | 292,120  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 282,319  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
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| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 1034/2796                      | 1/04/2005  | WD Q      | Q     | I     | 01     | 100        |
| GRANTOR: STEPHEN M WITT & GERA |            |           |       |       |        |            |
| GRANTEE: STEPHEN M & GERALDI   |            |           |       |       |        |            |
| 1003/1536                      | 12/23/2003 | WD Q      | Q     | I     | 01     | 60,000     |
| GRANTOR: TEN STAR INVESTMENTS  |            |           |       |       |        |            |
| GRANTEE: STEPHEN M & GERALDI   |            |           |       |       |        |            |

| 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       | 100 | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 800             |       |
| 2              | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 300             |       |
| 3              | 0294       | SHED WOOD/  | 0       | 100 | 10 | 160.00 | UT | 3.50  | 3.50           | 100       | 1993    | 1993        | 3 | 100    | 560             |       |
| 4              | 0294       | SHED WOOD/  | 0       | 100 | 10 | 240.00 | UT | 3.50  | 3.50           | 100       | 1993    | 1993        | 3 | 100    | 840             |       |
| 5              | 0070       | CARPORT UF  | 0       | 100 | 32 | 35     | UT | 3.00  | 3.00           | 100       | 2008    | 2008        | 3 | 100    | 3,360           |       |

| 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                | 0100     | C   | SFR                  | 100 |     | *CG      | 80.00  | 198.00 | 15,840.00   | SF        |     | 1.00        | 1.00   | 1.00    | 2.75       | 2.75           | 43,560     |                             |      |         |      |     |    |        |
| 2                | 1000     | C   | VACANT COMME         | 100 |     |          | 118.00 | 198.00 | 23,364.00   | SF        |     | 1.00        | 1.00   | 1.00    | 2.75       | 2.75           | 64,251     |                             |      |         |      |     |    |        |

| REVIEW DATE 10/19/2016 BY DF |  |  |  |  |                           |  |  |  |  |           |  |  |  |  |                 |  |  |  |  |                 |  |  |  |  |
|------------------------------|--|--|--|--|---------------------------|--|--|--|--|-----------|--|--|--|--|-----------------|--|--|--|--|-----------------|--|--|--|--|
| Total Acres: 0.90            |  |  |  |  | Total Land Value: 107,811 |  |  |  |  | Market: 0 |  |  |  |  | Agricultural: 0 |  |  |  |  | Common: 107,811 |  |  |  |  |