

S DIV: LOT 1 & N 50 FT OF LOT  
 2 BLOCK 1 BAYA S/D.  
 636-618, 833-625, 968-2468,

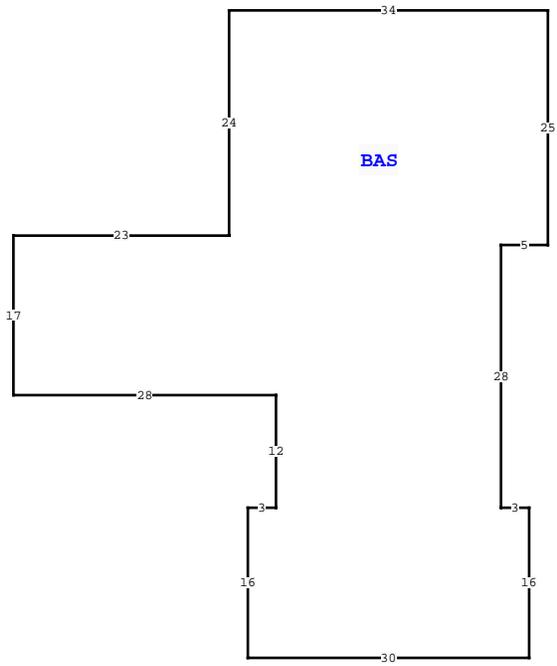
LAKE CITY GATOR LLC  
 249 SW WINDSOR HILLS GLEN  
 LAKE CITY, FL 32024

**2026**

00-00-00-14124-000  


| BUILDING CHARACTERISTICS |                      | CONSTRUCTION |        |
|--------------------------|----------------------|--------------|--------|
| ELEMENT                  | CD                   |              |        |
| Exterior Wall            | 17                   | MSNRY STUC   | 100    |
| Roof Structur            | 04                   | WOOD TRUSS   | 100    |
| Roof Cover               | 03                   | COMP SHNGL   | 100    |
| Interior Wall            | 05                   | DRYWALL      | 100    |
| Interior Floor           | 14                   | CARPET       | 90     |
| Interior Floor           | 08                   | SHT VINYL    | 10     |
| Ceiling                  | 02                   | F.NOT SUS    | 100    |
| Air Condition            | 06                   | ENG CENTRL   | 100    |
| Heating Type             | 09                   | ENG F AIR    | 100    |
| Fixtures                 |                      | 7            | 100    |
| Frame                    | 03                   | MASONRY      | 100    |
| Story Height             |                      | 8            | 100    |
| RMS                      |                      | 7            | 100    |
| Stories                  | 1.                   | 1.           | 100    |
| Units                    |                      | 0            | 100    |
| Condition Adj            | 02                   | 02           | 100    |
| Quality                  | 04                   | 04           |        |
| DOR CODE                 | 1700 OFFICE BLD 1STY |              |        |
| MAP NUM                  |                      | MKT AREA     | 06     |
| NEIGHBORHOOD/LOC         | 32317.050 1.00/      |              |        |
| AREA TYPE                | TOTAL GROSS AREA     | PCT OF BASE  | YEAR   |
| BAS                      | 2,473                | 100          |        |
| TOTALS                   | 2,473                |              | 78,691 |

| 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: 2473 HX Base Yr |  |



| COLUMBIA COUNTY PROPERTY                                     |             |           |        | PAGE 1 of 1 | 1      |            |
|--|-------------|-----------|--------|-------------|--------|------------|
| VALUATION SUMMARY  |             |           |        |             |        |            |
| VALUATION BY   |             | STANDARD  |        |             |        |            |
| Tax Group: 1   |             | Tax Dist: |        |             |        |            |
| BUILDING MARKET VALUE  |             | 78,691    |        |             |        |            |
| TOTAL MARKET OB/XF VALUE                                     |             | 5,800     |        |             |        |            |
| TOTAL LAND VALUE - MARKET                                    |             | 40,609    |        |             |        |            |
| TOTAL MARKET VALUE   |             | 125,100   |        |             |        |            |
| SOH/AGL Deduction  |             | 0         |        |             |        |            |
| ASSESSED VALUE   |             | 125,100   |        |             |        |            |
| TOTAL EXEMPTION VALUE  |             | 0         |        |             |        |            |
| BASE TAXABLE VALUE   |             | 125,100   |        |             |        |            |
| TOTAL JUST VALUE   |             | 125,100   |        |             |        |            |
| NCON VALUE   |             | 0         |        |             |        |            |
| INCOME VALUE   |             |           |        |             |        |            |
| PREVIOUS YEAR MKT VALUE                                      |             | 144,995   |        |             |        |            |
| LAND:1:1: 0.30AC   |             |           |        |             |        |            |
| SALE:1:1: SALE FOR 2 PARCELS ON 1 DEED                       |             |           |        |             |        |            |
| PERMIT NUM   | DESCRIPTION | AMT       | ISSUED |             |        |            |
|  |             |           |        |             |        |            |
| <b>SALES DATA</b>  |             |           |        |             |        |            |
| OFF RECORD Number  | DATE        | TYPE INST | Q / U  | V / I       | RSN CD | SALE PRICE |
| 1361/2678  | 5/01/2018   | WD        | U      | I           | 11     | 100        |
| GRANTOR: STEPHEN N KIRALY                                    |             |           |        |             |        |            |
| GRANTEE: LAKE CITY GATOR LLC                                 |             |           |        |             |        |            |
| 1270/2280  | 3/10/2014   | QC        | U      | I           | 16     | 100        |
| GRANTOR: THOMAS H EAGLE                                      |             |           |        |             |        |            |
| GRANTEE: STEPHEN N KIRALY                                    |             |           |        |             |        |            |
| <b>BUILDING NOTES</b>  |             |           |        |             |        |            |
| <b>BUILDING DIMENSIONS</b>                                   |             |           |        |             |        |            |
| BAS= W34 S24 W23 S17 E28 S12 W3 S16 E30 N16 W3 N28 E5 N25\$. |             |           |        |             |        |            |

| 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   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 5,000           |       |
| 2              | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 800             |       |

| 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                | 1700     | C   | 1STORY OFF           | 0   |     | CG       | 115.00 | 113.00 | 12,995.00   | SF        |     | 1.00     | 1.00   | 1.25        | 2.50       | 3.13           | 40,609     |                             |      |         |      |     |    |        |  |