COMM INTERS N LINE OF SEC & W
R/W ACL RR, RUN SW ALONG R/W
1051.40 FT, W 213.61 FT TO W

COLUMBIA COUNTY ASSOCIATION FOR RETARDED CITIZENS
512 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

**2027**

**01-4S-16-02668-002**

## BUILDING CHARACTERISTICS

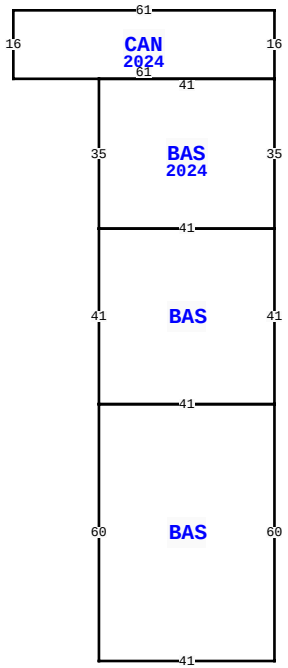
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 8 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 8 100 |
| RMS | | 9 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 03 | 03 |
| DOR CODE | 7500 | NON-PROFIT / ORPHANA |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,681 | 100 | | 1,681 | 52,330 |
| BAS | 2,460 | 100 | | 2,460 | 76,580 |
| BAS | 1,435 | 100 | 2024 | 1,435 | 44,672 |
| CAN | 976 | 30 | 2024 | 293 | 9,121 |
| TOTALS | 6,552 | | | 5,869 | 182,702 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 5,869 | 84.1370 | 62.26 | 365,404 | 1980 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 0 Heated Area: 5576 HX Base Yr




512 SW SISTERS WELCOME RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 210,360 |
| TOTAL MARKET OB/XF VALUE | | 19,680 |
| TOTAL LAND VALUE - MARKET | | 136,400 |
| TOTAL MARKET VALUE | | 366,440 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 366,440 |
| TOTAL EXEMPTION VALUE | 10 | 366,440 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 366,440 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 366,440 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000055244 | Roof Replacement | 5,409 | 03/17/2026 |
| 000047258 | Additions | 273,000 | 05/17/2023 |
| 000047260 | Remodel | 252,000 | 05/17/2023 |
| 18884 | REMODEL | 175 | 10/25/2001 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0539/0019 | 5/01/1984 | WD | Q | I | 01 | 53,181 |

GRANTOR: GEORGE A SUMMERALL JR

GRANTEE: COLUMBIA COUNTY ASS

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[ORIG=-41,41] S60 E41 N60 W41 $
BAS=[ORIG=0,0] W41 S41 E41 N41 $
BAS=[YR=2024;ORIG=-41,-35] S35 E41 N35 W41 $
CAN=[YR=2024;ORIG=0,-51] W61 S16 E61 N16 $
.

## 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 7,000 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 12 | 14 | 168.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 840 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 12 | 20 | 240.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 10 | 16 | 160.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 800 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 1,440 | |
| 6 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 1,500 | |
| 7 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 500 | |
| 8 | 0140 | CLFENCE 6 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 9 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |
| 10 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,500 | |

TOTAL OB/XF 17,180

## LAND DESCRIPTION

| 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 | | CG | 0.00 | 0.00 | 2.08 | AC | | 1.00 | 1.00 | 1.00 | 17,500.00 | 17,500.00 | 36,400 | | | | | | | |
| 2 | 1700 | C | 1STORY OFF | 0 | | CG | 0.00 | 0.00 | 40,000.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 100,000 | | | | | | | |

REVIEW DATE 02/02/2024 BY mark Total Acres: 3.00 Total Land Value: 136,400 Market: 0 Agricultural: 0 Common: 136,400 PRINTED 11/16/2026 BY SYS

COMM INTERS N LINE OF SEC & W
R/W ACL RR, RUN SW ALONG R/W
1051.40 FT, W 213.61 FT TO W

COLUMBIA COUNTY ASSOCIATION FOR RETARDED CITIZENS
512 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

**2027**

**01-4S-16-02668-002**

## BUILDING CHARACTERISTICS

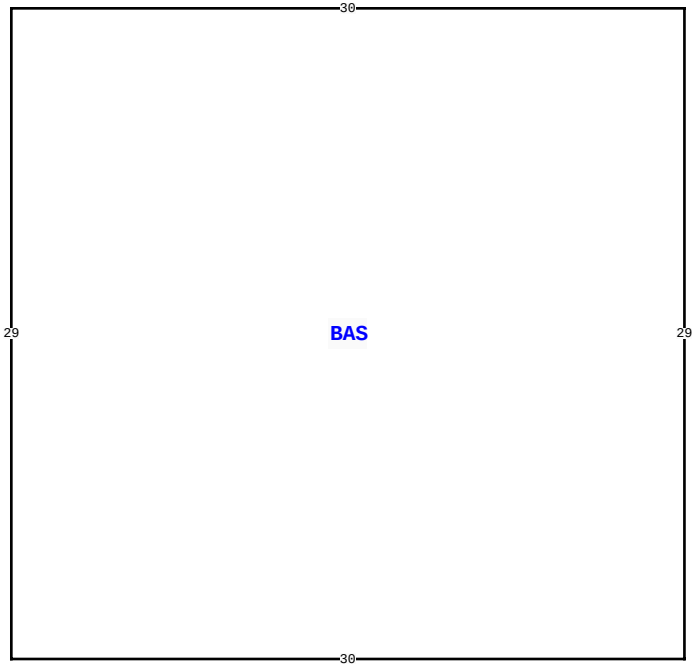
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 09 | ENG F AIR 100 |
| Fixtures | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 4 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 03 | 03 |
| DOR CODE | 7500 | NON-PROFIT / ORPHANA |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 1416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 870 | 100 | | 870 | 27,658 |
| TOTALS | 870 | | | 870 | 27,658 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 870 | 85.9194 | 63.58 | 55,315 | 1985 | 1985 | 0 | 0 | 0 | 50.00 | 50.00 |

2 OFFICE LOW 0% - 0 Heated Area: 870 HX Base Yr




512 SW SISTERS WELCOME RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0262 | PRCH,FOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,500 | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

### VALUATION SUMMARY

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|---|---|---|
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GRANTOR: GEORGE A SUMMERALL JR

GRANTEE: COLUMBIA COUNTY ASS

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W30 S29 E30 N29$.

## LAND DESCRIPTION

TOTAL OB/XF 2,500

| 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 02/02/2024 BY mark Total Acres: 3.00 Total Land Value: 136,400 Market: 0 Agricultural: 0 Common: 136,400 PRINTED 11/16/2026 BY SYS