N1/2 OF SE1/4 OF SE1/4 LYING W OF SR-341 & S OF GRANDVIEW AVE. ORB 397-753

LAKE CITY HOMES LTD
P O BOX 492228
LEESBURG, FL 34749

2027

01-4S-16-02670-002

BUILDING CHARACTERISTICS

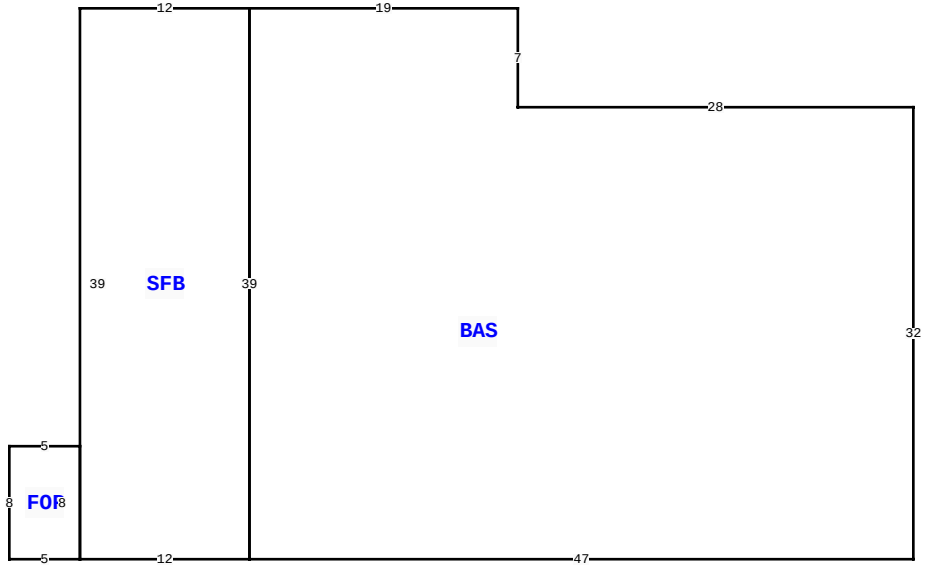
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
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	1,637	100		1,637	29,090
FOP	40	30		12	213
SFB	468	80		374	6,646
TOTALS	2,145			2,023	35,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4900	04	2,023	96.0540	71.08	143,795	1978	1978	0	0	25	50.00	25.00

1 OFFICE LOW 0% - 0 Heated Area: 2105 HX Base Yr



708 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,204,297
TOTAL MARKET OB/XF VALUE	68,700
TOTAL LAND VALUE - MARKET	388,864
TOTAL MARKET VALUE	1,661,861
SOH/AGL Deduction	0
ASSESSED VALUE	1,661,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,661,861
TOTAL JUST VALUE	1,661,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,661,861

LAND:1:1: DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047459	Roof Replacement	26,550	06/14/2023
000047460	Roof Replacement	22,797	06/14/2023
000045940	Roof Replacement	16,798	11/16/2022
000045941	Roof Replacement	32,234	11/16/2022
000044598	Roof Replacement	23,657	06/03/2022
000044599	Roof Replacement	14,055	06/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N7 W19 SFB= W12 S39FOP= W5 N8 E5 S8$ E12 N39$ S39 E47N32$.

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	0	0	3	100	48,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	16,700	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 68,700

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	0800	C	MULTI-FAM	0		A-1	0.00	0.00	15.19	AC		1.00	1.00	0.80	32,000.00	25,600.00	388,864							

REVIEW DATE 03/04/2026 BY ME Total Acres: 15.19 Total Land Value: 388,864 Market: 0 Agricultural: 0 Common: 388,864 PRINTED 11/16/2026 BY SYS

N1/2 OF SE1/4 OF SE1/4 LYING W OF SR-341 & S OF GRANDVIEW AVE. ORB 397-753

LAKE CITY HOMES LTD
P O BOX 492228
LEESBURG, FL 34749

2027

01-4S-16-02670-002

BUILDING CHARACTERISTICS

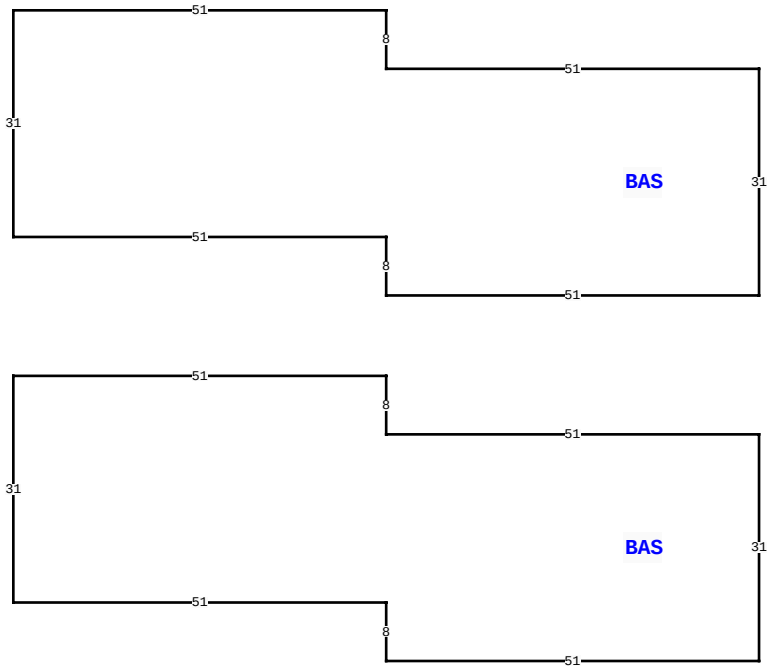
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		12 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
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	6,324	100		6,324	135,071
BAS	3,162	100		3,162	67,535
TOTALS	9,486			9,486	202,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2500	03	9,486	104.5000	76.28	723,592	1978	1978	0	0	25	47.00	28.00

2 M/FAM ROW 0% - 0 Heated Area: 9486 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

708 SW SISTERS WELCOME RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,204,297
TOTAL MARKET OB/XF VALUE	68,700
TOTAL LAND VALUE - MARKET	388,864
TOTAL MARKET VALUE	1,661,861
SOH/AGL Deduction	0
ASSESSED VALUE	1,661,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,661,861
TOTAL JUST VALUE	1,661,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,661,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044600	Roof Replacement	20,735	06/03/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[MULTIPLIER=2;ORIG=0,0] W51 N8 W51 S31 E51 S8 E51 N31 $
BAS=[ORIG=0,-50] W51 N8 W51 S31 E51 S8 E51 N31 $
.

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

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 03/04/2026 BY ME Total Acres: 15.19 Total Land Value: 388,864 Market: 0 Agricultural: 0 Common: 388,864 PRINTED 11/16/2026 BY SYS

N1/2 OF SE1/4 OF SE1/4 LYING W OF SR-341 & S OF GRANDVIEW AVE. ORB 397-753

LAKE CITY HOMES LTD
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2027

01-4S-16-02670-002

BUILDING CHARACTERISTICS

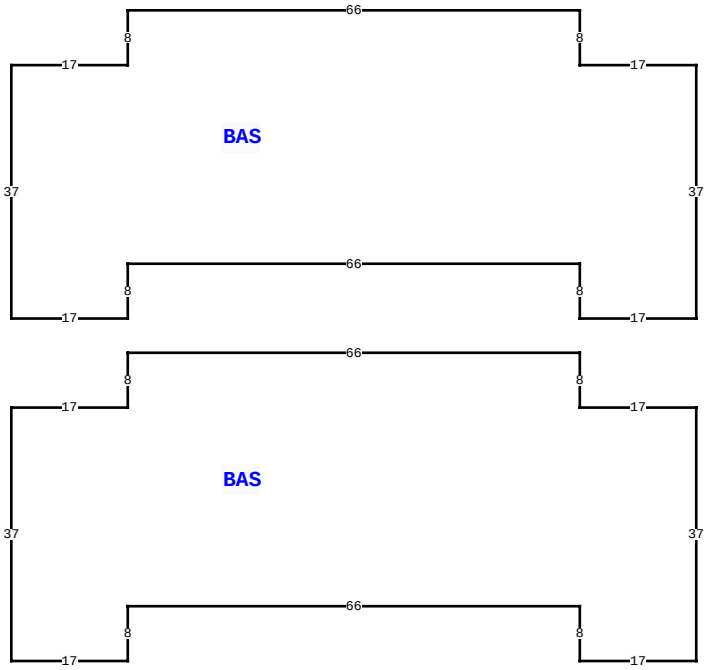
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		10 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
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	3,700	100		3,700	79,824
BAS	3,700	100		3,700	79,824
TOTALS	7,400			7,400	159,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2500	03	7,400	105.5450	77.05	570,170	1978	1978	0	0	25	47.00	28.00

3 M/FAM ROW 0% - 0 Heated Area: 7400 HX Base Yr



708 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,204,297
TOTAL MARKET OB/XF VALUE	68,700
TOTAL LAND VALUE - MARKET	388,864
TOTAL MARKET VALUE	1,661,861
SOH/AGL Deduction	0
ASSESSED VALUE	1,661,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,661,861
TOTAL JUST VALUE	1,661,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,661,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 N8 W66 S8 W17 S37 E17 N8 E66 S8 E17 N37 $
BAS=[ORIG=0,-50] W17 N8 W66 S8 W17 S37 E17 N8 E66 S8 E17 N37 $
.

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

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 03/04/2026 BY ME Total Acres: 15.19 Total Land Value: 388,864 Market: 0 Agricultural: 0 Common: 388,864 PRINTED 11/16/2026 BY SYS

N1/2 OF SE1/4 OF SE1/4 LYING W OF SR-341 & S OF GRANDVIEW AVE. ORB 397-753

LAKE CITY HOMES LTD
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2027

01-4S-16-02670-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		42 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
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	35,462	100		35,462	726,432
TOTALS	35,462			35,462	726,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2500	03	35,462	100.2250	73.16	2,594,400	1978	1978	0	0	25	47.00	28.00

4 M/FAM ROW 0% - 0 Heated Area: 35462 HX Base Yr



708 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,204,297
TOTAL MARKET OB/XF VALUE	68,700
TOTAL LAND VALUE - MARKET	388,864
TOTAL MARKET VALUE	1,661,861
SOH/AGL Deduction	0
ASSESSED VALUE	1,661,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,661,861
TOTAL JUST VALUE	1,661,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,661,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[MULTIPLIER=7;ORIG=0,0] W34 N7 W102 S7 W34 S28 E34 N4 E102 S4 E34 N28 $.

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

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 03/04/2026 BY ME Total Acres: 15.19 Total Land Value: 388,864 Market: 0 Agricultural: 0 Common: 388,864 PRINTED 11/16/2026 BY SYS

N1/2 OF SE1/4 OF SE1/4 LYING W OF SR-341 & S OF GRANDVIEW AVE. ORB 397-753

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2027

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BUILDING CHARACTERISTICS

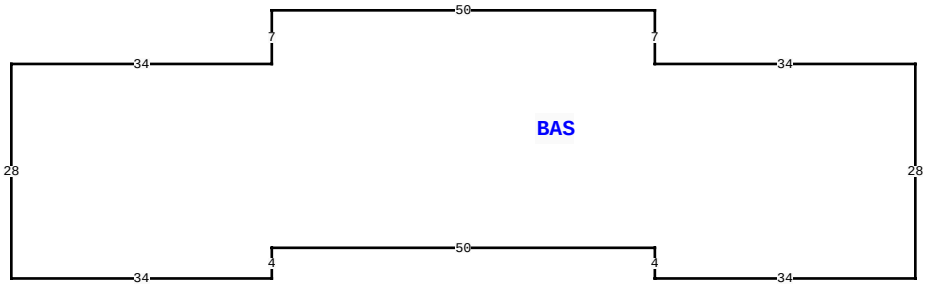
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		0 100
Stories	0	0 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0300	MULTI-FAM 10+
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	3,454	100		3,454	79,662
TOTALS	3,454			3,454	79,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2500	03	3,454	112.8400	82.37	284,506	1978	1978	0	0	25	47.00	28.00

5 M/FAM ROW 0% - 0 Heated Area: 3454 HX Base Yr



708 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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 5 of 5 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	1,204,297
TOTAL MARKET OB/XF VALUE	68,700
TOTAL LAND VALUE - MARKET	388,864
TOTAL MARKET VALUE	1,661,861
SOH/AGL Deduction	0
ASSESSED VALUE	1,661,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,661,861
TOTAL JUST VALUE	1,661,861
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,661,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 N7 W50 S7 W34 S28 E34 N4 E50 S4 E34 N28$.

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 03/04/2026 BY ME Total Acres: 15.19 Total Land Value: 388,864 Market: 0 Agricultural: 0 Common: 388,864 PRINTED 11/16/2026 BY SYS