COMM SE COR OF SE1/4 OF NE1/4,
RUN W 728.02 FT TO W R/W
CR-341 FOR POB, CONT W 216.51

EDLUND STEVEN J
PO BOX 510262
KEY COLONY BEACH, FL 33051

2027

01-4S-16-02670-003

BUILDING CHARACTERISTICS

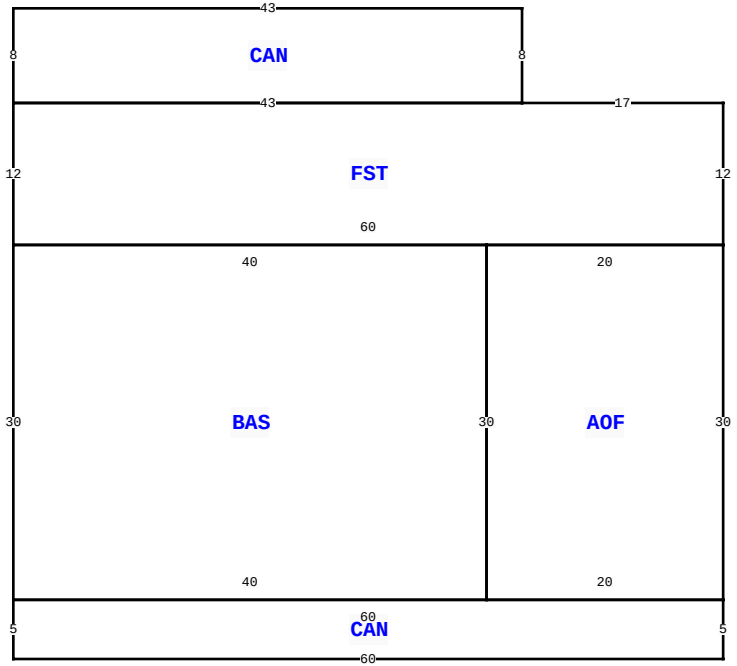
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Plumbing		2 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
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
AOF	600	150		900	21,008
BAS	1,200	100		1,200	28,010
CAN	300	30		90	2,101
CAN	344	30		103	2,404
FST	720	70		504	11,765
TOTALS	3,164			2,797	65,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	06	2,797	90.3000	42.44	118,705	1980	1995	0	0	0	45.00	55.00

1 SERVGARAGE 0% - 2025 Heated Area: 1800 HX Base Yr



880 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
1	0166	CONC,PAVMT	0	0	0	0	8,230.00	UT	2.50	2.50	50	0	0	3	50	10,288	
2	0166	CONC,PAVMT	0	0	76	120	9,120.00	UT	2.50	2.50	50	0	0	3	50	11,400	
3	0166	CONC,PAVMT	0	0	0	0	3,978.00	UT	2.50	2.50	50	1995	1995	3	50	4,973	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	453,191
TOTAL MARKET OB/XF VALUE	27,461
TOTAL LAND VALUE - MARKET	139,392
TOTAL MARKET VALUE	620,044
SOH/AGL Deduction	0
ASSESSED VALUE	620,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	620,044
TOTAL JUST VALUE	620,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3895	REMODEL	50	08/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2263	12/15/2023	WD	Q	I	01	950,000
GRANTOR: YOUNG ESTATES LLC						
GRANTEE: EDLUND STEVEN J						
1055/2466	8/19/2005	WD	Q	I		700,000
GRANTOR: LEWIS W & LINDA ZICKE						
GRANTEE: YOUNG ESTATES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-43,12] S30 E40 N30 W40 $
FST=[ORIG=0,0] W43 S12 E60 N12 W17 $
AOF=[ORIG=-3,42] E20 N30 W20 S30 $
CAN=[ORIG=0,0] N8 W43 S8 E43 $
CAN=[ORIG=17,42] W60 S5 E60 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 27,461

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	2500	C	SRVC SHOPS	0		00	0.00	0.00	54,757.00	SF		1.00	1.00	1.00	2.50	2.50	136,892							
2	0100	C	SFR	0		00	0.00	0.00	1,000.00	SF		1.00	1.00	1.00	2.50	2.50	2,500							

REVIEW DATE 03/04/2026 BY ME Total Acres: 1.28 Total Land Value: 139,392 Market: 0 Agricultural: 0 Common: 139,392 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SE1/4 OF NE1/4,
RUN W 728.02 FT TO W R/W
CR-341 FOR POB, CONT W 216.51

EDLUND STEVEN J
PO BOX 510262
KEY COLONY BEACH, FL 33051

2027

01-4S-16-02670-003

BUILDING CHARACTERISTICS

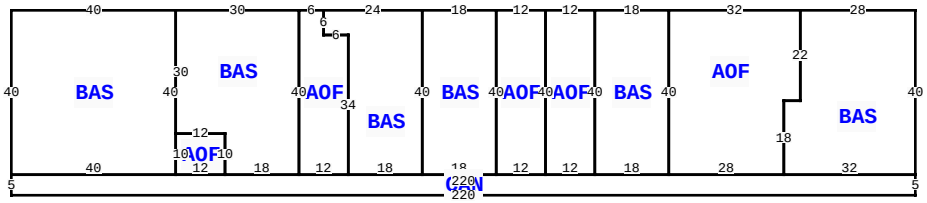
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	25	MOD METAL 40
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		6 100
Frame	05	STEEL 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
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
AOF	120	150		180	3,915
AOF	444	150		666	14,486
AOF	480	150		720	15,660
AOF	480	150		720	15,660
AOF	1,208	150		1,812	39,411
BAS	720	100		720	15,660
BAS	720	100		720	15,660
BAS	756	100		756	16,443
BAS	1,080	100		1,080	23,490
BAS	1,192	100		1,192	25,926
TOTALS	9,900			10,496	228,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	10,496	95.3971	36.25	380,480	1993	1993	0	0	0	40.00	60.00

2 PREF M B A 0% - 2025 Heated Area: 8800 HX Base Yr



** This building has 12 Sub-Areas

880 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	453,191
TOTAL MARKET OB/XF VALUE	27,461
TOTAL LAND VALUE - MARKET	139,392
TOTAL MARKET VALUE	620,044
SOH/AGL Deduction	0
ASSESSED VALUE	620,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	620,044
TOTAL JUST VALUE	620,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/2263	12/15/2023	WD	Q	I	01	950,000
GRANTOR: YOUNG ESTATES LLC						
GRANTEE: EDLUND STEVEN J						
1055/2466	8/19/2005	WD	Q	I		700,000
GRANTOR: LEWIS W & LINDA ZICKE						
GRANTEE: YOUNG ESTATES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-180,0] W40 S40 E40 N40 $
AOF=[ORIG=-28,0] W32 S40 E28 N18 E4 N22 $
BAS=[ORIG=0,0] W28 S22 W4 S18 E32 N40 $
BAS=[ORIG=-150,0] W30 S30 E12 S10 E18 N40 $
BAS=[ORIG=-120,0] W24 S6 E6 S34 E18 N40 $
BAS=[ORIG=-60,0] W18 S40 E18 N40 $
BAS=[ORIG=-102,0] W18 S40 E18 N40 $
AOF=[ORIG=-78,0] W12 S40 E12 N40 $
AOF=[ORIG=-90,0] W12 S40 E12 N40 $
AOF=[ORIG=-144,0] W6 S40 E12 N34 W6 N6 $
AOF=[ORIG=-180,30] S10 E12 N10 W12 $
CAN=[ORIG=-220,40] S5 E220 N5 W220 $

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: 1.28 Total Land Value: 139,392 Market: 0 Agricultural: 0 Common: 139,392 PRINTED 11/16/2026 BY SYS

COMM SE COR OF SE1/4 OF NE1/4,
RUN W 728.02 FT TO W R/W
CR-341 FOR POB, CONT W 216.51

EDLUND STEVEN J
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2027

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BUILDING CHARACTERISTICS

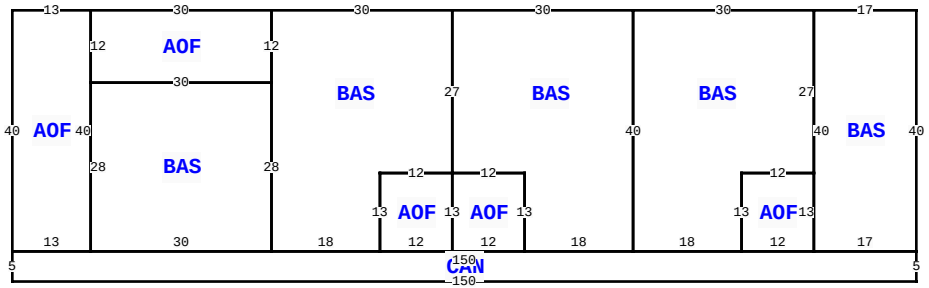
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Exterior Wall	25	MOD METAL 40
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Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		15 100
Frame	05	STEEL 100
Story Height		16 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2700	VEH SALE/REPAIR
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
AOF	156	150		234	5,414
AOF	156	150		234	5,414
AOF	156	150		234	5,414
AOF	360	150		540	12,493
AOF	520	150		780	18,046
BAS	680	100		680	15,733
BAS	840	100		840	19,434
BAS	1,044	100		1,044	24,154
BAS	1,044	100		1,044	24,154
BAS	1,044	100		1,044	24,154
TOTALS	6,750			6,899	159,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	6,899	101.4686	38.56	266,025	1995	1995	0	0	0	40.00	60.00

3 PREF M B A 0% - 2025 Heated Area: 6000 HX Base Yr



** This building has 11 Sub-Areas

880 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 3 of 3 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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TOTAL LAND VALUE - MARKET	139,392
TOTAL MARKET VALUE	620,044
SOH/AGL Deduction	0
ASSESSED VALUE	620,044
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	620,044
TOTAL JUST VALUE	620,044
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	620,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: YOUNG ESTATES LLC						
GRANTEE: EDLUND STEVEN J						
1055/2466	8/19/2005	WD	Q	I		700,000
GRANTOR: LEWIS W & LINDA ZICKE						
GRANTEE: YOUNG ESTATES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-25,0] W30 S40 E18 N13 E12 N27 $
BAS=[ORIG=-55,0] W30 S27 E12 S13 E18 N40 $
BAS=[ORIG=-85,0] W30 S12 S28 E18 N13 E12 N27 $
BAS=[ORIG=-115,12] W30 S28 E30 N28 $
CAN=[ORIG=-158,40] S5 E150 N5 W150 $
BAS=[ORIG=-8,0] W17 S40 E17 N40 $
AOF=[ORIG=-145,0] W13 S40 E13 N40 $
AOF=[ORIG=-115,0] W30 S12 E30 N12 $
AOF=[ORIG=-97,40] E12 N13 W12 S13 $
AOF=[ORIG=-85,27] S13 E12 N13 W12 $
AOF=[ORIG=-37,40] E12 N13 W12 S13 $
.

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: 1.28 Total Land Value: 139,392 Market: 0 Agricultural: 0 Common: 139,392 PRINTED 11/16/2026 BY SYS