

COMM SE COR OF SE1/4 OF NE1/4,  
N 271.96 FT, N 256.24 FT FOR  
POB, NW 201.15 FT, NE 299.94

JB3 LLC  
182 SW GROUSE PL  
LAKE CITY, FL 32025

2026

01-4S-16-02675-002



| BUILDING CHARACTERISTICS                                                                                                                                                     |                  |              |                      |              |                      | MARKET ADJUSTMENTS                   |       |           |                |                |                |             |        |         |                 |                | COLUMBIA COUNTY PROPERTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------|----------------------|--------------|----------------------|--------------------------------------|-------|-----------|----------------|----------------|----------------|-------------|--------|---------|-----------------|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|-------------------|----------|-----------|-----------|----------|---------|------------|-----------|------------|----|---|---|----|--------|-------------------|------|-----------|-----|-----|--------|------------|-----------|-----------|----|---|---|----|--------|
| ELEMENT                                                                                                                                                                      | CD               | CONSTRUCTION |                      |              |                      | TYPE                                 | MDL   | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB    | ECON    | FNCT            | NORM           | % COND                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | VALUATION SUMMARY           |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
|                                                                                                                                                                              |                  |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                | <b>VALUATION BY</b><br>Tax Group: 1 Tax Dist: STANDARD<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 7,448<br>TOTAL MARKET VALUE 7,448<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 7,448<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 7,448<br>TOTAL JUST VALUE 7,448<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 7,448                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| DOR CODE 0000 VACANT                                                                                                                                                         |                  |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b><br><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| MAP NUM    MKT AREA    06                                                                                                                                                    |                  |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                | <b>SALES DATA</b><br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1184/1342</td> <td>11/18/2009</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>10,000</td> </tr> </tbody> </table> GRANTOR: WALTER & DENISE GRAHA<br>GRANTEE: JB3 LLC<br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0544/0126</td> <td>8/01/1984</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>15,000</td> </tr> </tbody> </table> GRANTOR:<br>GRANTEE: |                             |      |         |      |     |    |        |  |  | OFF RECORD Number | DATE     | TYPE INST | Q U       | V I      | RSN CD  | SALE PRICE | 1184/1342 | 11/18/2009 | WD | Q | V | 01 | 10,000 | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 0544/0126 | 8/01/1984 | WD | Q | V | 01 | 15,000 |
| OFF RECORD Number                                                                                                                                                            | DATE             | TYPE INST    | Q U                  | V I          | RSN CD               | SALE PRICE                           |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| 1184/1342                                                                                                                                                                    | 11/18/2009       | WD           | Q                    | V            | 01                   | 10,000                               |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| OFF RECORD Number                                                                                                                                                            | DATE             | TYPE INST    | Q U                  | V I          | RSN CD               | SALE PRICE                           |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| 0544/0126                                                                                                                                                                    | 8/01/1984        | WD           | Q                    | V            | 01                   | 15,000                               |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| NEIGHBORHOOD/LOC 1416.00    1.00/                                                                                                                                            |                  |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                | <b>BUILDING NOTES</b><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| AREA TYPE                                                                                                                                                                    | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |                                      |       |           |                |                |                |             |        |         |                 |                | <b>BUILDING DIMENSIONS</b><br><br><br>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| TOTALS                                                                                                                                                                       |                  |              |                      |              |                      | 723 SW SISTERS WELCOME RD, LAKE CITY |       |           |                |                |                |             |        |         |                 |                | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>LGL DATE</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>LAND DATE</td> </tr> <tr> <td>INC DATE</td> <td>AG DATE</td> </tr> </tbody> </table>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                             |      |         |      |     |    |        |  |  | BLD DATE          | LGL DATE | XF DATE   | LAND DATE | INC DATE | AG DATE |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| BLD DATE                                                                                                                                                                     | LGL DATE         |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| XF DATE                                                                                                                                                                      | LAND DATE        |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| INC DATE                                                                                                                                                                     | AG DATE          |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| 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          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| <b>LAND DESCRIPTION</b> <b>TOTAL OB/XF</b> 0                                                                                                                                 |                  |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| L N                                                                                                                                                                          | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE                             | FRONT | DEPTH     | TOT LND UTS    | UNIT TYPE      | D T            | DPHT FACT   | % COND | TOT ADJ | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| 1                                                                                                                                                                            | 0000             | C            | VAC RES              | 0            |                      | 00                                   | 0.00  | 0.00      | 0.78           | AC             |                | 1.00        | 1.00   | 1.00    | 9,500.00        | 9,500.00       | 7,448                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |
| <b>REVIEW DATE</b> 03/04/2026 <b>BY</b> ME    Total Acres: 0.78    Total Land Value: 7,448    Market: 0    Agricultural: 0    Common: 7,448 <b>PRINTED 05/08/2026 BY SYS</b> |                  |              |                      |              |                      |                                      |       |           |                |                |                |             |        |         |                 |                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                             |      |         |      |     |    |        |  |  |                   |          |           |           |          |         |            |           |            |    |   |   |    |        |                   |      |           |     |     |        |            |           |           |    |   |   |    |        |