

BEG SW COR OF NW1/4, RUN N 435.5  
SE 497.71 FT TO R/W SR-247, SW A  
R/W 134 FT TO S LINE OF NW1/4, W

KASAK JOHN A  
904 SW SR 247  
LAKE CITY, FL 32025

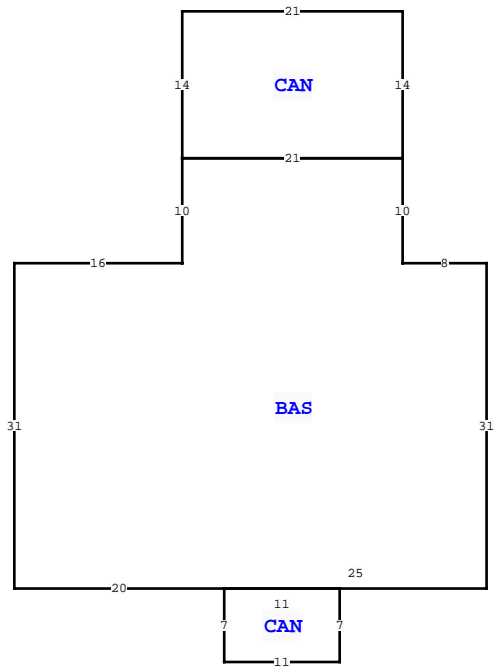
2026

01-4S-16-02686-000



| BUILDING CHARACTERISTICS |                      | CONSTRUCTION |      |
|--------------------------|----------------------|--------------|------|
| ELEMENT                  | CD                   |              |      |
| Exterior Wall            | 19                   | COMMON BRK   | 100  |
| Roof Structur            | 04                   | WOOD TRUSS   | 100  |
| Roof Cover               | 12                   | MODULAR MT   | 100  |
| Interior Wall            | 05                   | DRYWALL      | 100  |
| Interior Floo            | 12                   | HARDWOOD     | 100  |
| Ceiling                  | 02                   | F.NOT SUS    | 100  |
| Air Condition            | 03                   | CENTRAL      | 100  |
| Heating Type             | 04                   | AIR DUCTED   | 100  |
| Fixtures                 |                      | 4            | 100  |
| Frame                    | 02                   | WOOD FRAME   | 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                 | 1700 OFFICE BLD 1STY |              |      |
| MAP NUM                  |                      | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 1416.00 1.00/        |              |      |
| AREA TYPE                | TOTAL GROSS AREA     | PCT OF BASE  | YEAR |
| BAS                      | 1,605                | 100          |      |
| CAN                      | 77                   | 30           |      |
| CAN                      | 294                  | 30           |      |
| TOTALS                   | 1,976                |              |      |

| 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: 1605 HX Base Yr |  |



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 66,958      |
| TOTAL MARKET OB/XF VALUE  |           |  | 10,352      |
| TOTAL LAND VALUE - MARKET |           |  | 152,460     |
| TOTAL MARKET VALUE        |           |  | 229,770     |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 229,770     |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 229,770     |
| TOTAL JUST VALUE          |           |  | 229,770     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 214,524     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0988/1256                      | 7/15/2003 | WD Q      | Q   | I   |        | 167,500    |
| GRANTOR: W J FERGUSON JR & DIX |           |           |     |     |        |            |
| GRANTEE: JOHN A KASAK          |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |   |    |          |    |       |                |       |
|----------------|------------|-------------|---------|---|----|----------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W  | UNITS    | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0169       | FENCE/WOOD  | 0       | 0 | 0  | 1.00     | UT | 0.00  | 0.00           |       |
| 2              | 0260       | PAVEMENT-A  | 0       | 0 | 0  | 4,356.00 | UT | 1.10  | 1.10           |       |
| 3              | 0210       | GARAGE U    | 0       | 0 | 28 | 784.00   | UT | 18.00 | 18.00          |       |
| 4              | 0070       | CARPORT UF  | 0       | 0 | 0  | 1.00     | UT | 0.00  | 0.00           |       |

| TOTAL OB/XF                       |         |          |            |           |         |     |  |  |  |  |  |  |  |
|-----------------------------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|--|--|--|
| 904 SW STATE ROAD 247 , LAKE CITY |         |          |            |           |         |     |  |  |  |  |  |  |  |
| BLD DATE                          | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |     |  |  |  |  |  |  |  |
|                                   |         |          | 05/12/2026 |           |         | MLU |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
| BAS= W8 N10 CAN= N14 W21 S14E21\$ W21 S10 W16 S31 E20 CAN= S7 E11 N7 W11\$ E25 N31 \$. |  |  |  |  |  |  |  |  |  |

| 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   |     |          | 0.00  | 0.00  | 87,120.00   | SF          |     | 1.00     | 1.00   | 0.70    | 2.50       | 1.75           | 152,460    |                             |      |         |      |     |    |        |