UNITS 106 & 107 BASCOM SQUARE
SOUTH RECORDED IN 1170-1097
(DECL OF CONDO).

TAX PLUS SOLUTIONS, INC
1140 SW BASCOME NORRIS DR
LAKE CITY, FL 32025

2026

01-4S-16-02700-106

BUILDING CHARACTERISTICS

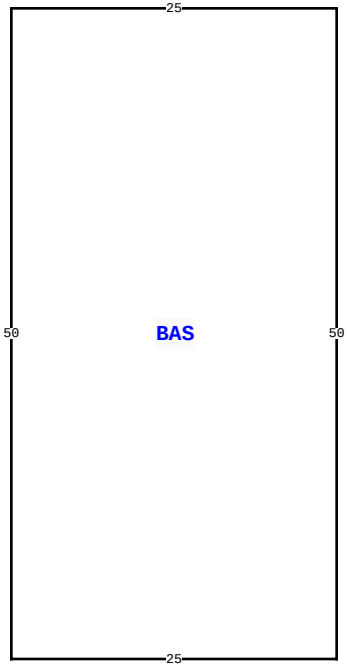
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		2 100
Frame	05	STEEL 100
Common Wall		66 100
Story Height		14 100
RMS		6 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,250	100		1,250	109,347
TOTALS	1,250			1,250	109,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	1,250	119.8638	106.68	133,350	2008	2008	0	0	0	18.00	82.00

1 OFFC CONDO 0% - 0 Heated Area: 1250 HX Base Yr



BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	208,378
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26
TOTAL MARKET VALUE	208,404
SOH/AGL Deduction	0
ASSESSED VALUE	208,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,404
TOTAL JUST VALUE	208,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15-1027	REMODEL	0	11/25/2015
15-0931	REMODEL	0	10/29/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1614	8/26/2015	WD	U	I	11	100
GRANTOR: D G BRINK						
GRANTEE: TAX PLUS SOLUTIONS,						
1300/1613	8/26/2015	WD	Q	I	01	130,000
GRANTOR: CONCEPT 106 HOLDINGS,						
GRANTEE: D G BRINK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S50 E25 N50 $.

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
1	1700	C	1STORY OFF	0		A-1	0.00	0.00	2.00	UT		1.00	1.00	1.00	13.00	13.00	26							

REVIEW DATE 03/04/2026 BY ME Total Acres: 0.00 Total Land Value: 26 Market: 0 Agricultural: 0 Common: 26 PRINTED 06/22/2026 BY SYS

UNITS 106 & 107 BASCOM SQUARE
SOUTH RECORDED IN 1170-1097
(DECL OF CONDO).

TAX PLUS SOLUTIONS, INC
1140 SW BASCOME NORRIS DR
LAKE CITY, FL 32025

2026

01-4S-16-02700-106

BUILDING CHARACTERISTICS

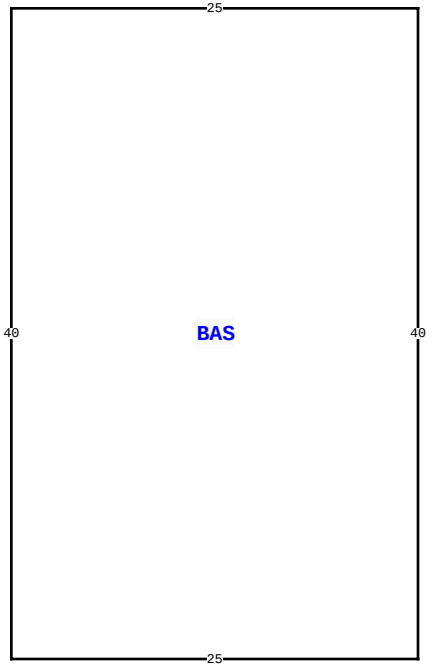
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 50
Exterior Wall	27	PREFIN MTL 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	05	STEEL 100
Common Wall		30 100
Story Height		14 100
RMS		6 100
Stories	0	0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	99,031
TOTALS	1,000			1,000	99,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5100	04	1,000	135.6957	120.77	120,770	2008	2008	0	0	0	18.00	82.00

2 OFFC CONDO 0% - 0 Heated Area: 1000 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	208,378
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26
TOTAL MARKET VALUE	208,404
SOH/AGL Deduction	0
ASSESSED VALUE	208,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	208,404
TOTAL JUST VALUE	208,404
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/1614	8/26/2015	WD	U	I	11	100
GRANTOR: D G BRINK						
GRANTEE: TAX PLUS SOLUTIONS,						
1300/1613	8/26/2015	WD	Q	I	01	130,000
GRANTOR: CONCEPT 106 HOLDINGS,						
GRANTEE: D G BRINK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S40 E25 N40 $.

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: 0.00 Total Land Value: 26 Market: 0 Agricultural: 0 Common: 26 PRINTED 06/22/2026 BY SYS