

COMM NW COR OF SW1/4 OF SW1/4, E
 POB, CONT E 1351.78 FT, S 102.18
 FT, S 514.99 FT, S 686.46 FT TO

RDH TRUCKING INC
 2291 SE STATE ROAD 100
 LAKE CITY, FL 32025

2026

01-4S-17-07474-000



| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|---------------|--------------|--------------|----------------------|
| Exterior Wall | 31 | VINYL SID | 100 | | |
| Roof Structur | 04 | WOOD TRUSS | 100 | | |
| Roof Cover | 01 | MINIMUM | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 08 | SHT VINYL | 50 | | |
| Interior Floo | 14 | CARPET | 50 | | |
| Ceiling | 02 | F.NOT SUS | 100 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Fixtures | | 2 | 100 | | |
| Frame | 02 | WOOD FRAME | 100 | | |
| Story Height | | 18 | 100 | | |
| RMS | | 5 | 100 | | |
| Stories | 2. | 2. | 100 | | |
| Units | | 0 | 100 | | |
| Condition Adj | 03 | 03 | 100 | | |
| Quality | 05 | 05 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | 06 | | |
| NEIGHBORHOOD/LOC | 1417.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| AOF | 484 | 110 | | 532 | 20,434 |
| AOF | 792 | 110 | | 871 | 33,455 |
| CAN | 1,092 | 30 | | 328 | 12,599 |
| FST | 468 | 50 | | 234 | 8,988 |
| TOTALS | 2,836 | | | 1,965 | 75,476 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|------------------------|-----|-----------|-------------------|----------------|----------------|------------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 4900 | 04 | 1,965 | 101.0747 | 76.82 | 150,951 | 1980 | 1980 | 0 | 0 | 50.00 | 50.00 | |
| 2 OFFICE LOW 0% - 2021 | | | Heated Area: 1276 | | | HX Base Yr | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 3 | 2 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION BY | | STANDARD | | | |
| Tax Group: 2 | | Tax Dist: | | | |
| BUILDING MARKET VALUE | | 194,322 | | | |
| TOTAL MARKET OB/XF VALUE | | 13,200 | | | |
| TOTAL LAND VALUE - MARKET | | 186,250 | | | |
| TOTAL MARKET VALUE | | 393,772 | | | |
| SOH/AGL Deduction | | 0 | | | |
| ASSESSED VALUE | | 393,772 | | | |
| TOTAL EXEMPTION VALUE | | 0 | | | |
| BASE TAXABLE VALUE | | 393,772 | | | |
| TOTAL JUST VALUE | | 393,772 | | | |
| NCON VALUE | | 0 | | | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | 385,324 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000048443 | Electrical Servic | 0 | 10/18/2023 |
| 000047123 | New Commercial Co | 96,857 | 05/03/2023 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1410/1384 | 4/13/2020 | WD Q | Q | I | 03 | 285,000 |

GRANTOR: KATHLEEN BENTON, FRED
 GRANTEE: RDH TRUCKING INC
 1408/1879 3/25/2020 WD U I 16 36,800
 GRANTOR: RAYONIER FOREST RESOU
 GRANTEE: KATHLEEN BENTON, FR

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|---|---|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 |
| 1 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 4,400.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 13,200 | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | 13,200 | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0100 | C | SFR | 0 | | I | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 14,000.00 | 14,000.00 | 70,000 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 0 | | I | 0.00 | 0.00 | 23.25 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 116,250 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS CAN= W26 S42 E26 FST= E13 AOF= E22 N36 W22 S36\$ N36 W13 S36\$ N42\$ PTR=N30 AOF= N22 W22 S22 E22\$ S30\$. | | | | | | | | | | | | |

