LOT 1 SOUTHWOOD VILLAGE S/D.
706-98, WD 1044-2572, DC 1350-11

DIY DEVELOPMENT LLC
215 SW WINDSWEPT GLN
LAKE CITY, FL 32024

**2027**

**01-5S-16-03399-101**

## BUILDING CHARACTERISTICS

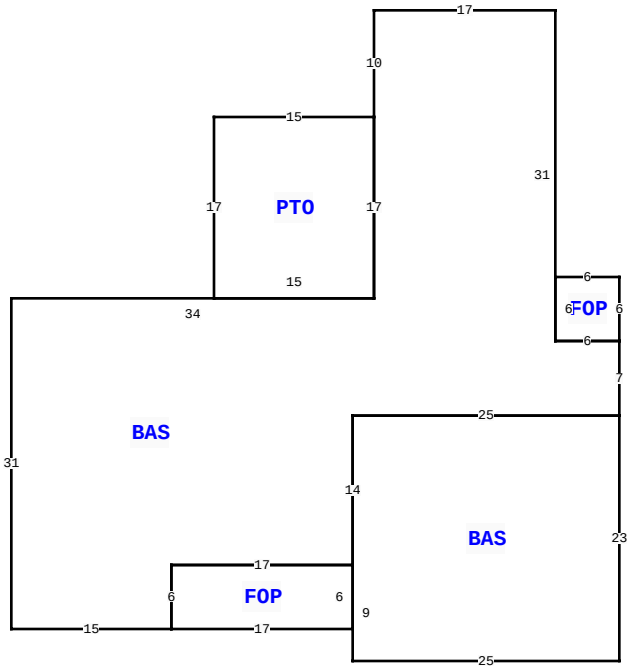
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1516.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 575 | 100 | | 575 | 49,532 |
| BAS | 1,600 | 100 | | 1,600 | 137,827 |
| FOP | 36 | 30 | | 11 | 948 |
| FOP | 102 | 30 | | 31 | 2,671 |
| PTO | 255 | 5 | | 13 | 1,120 |
| TOTALS | 2,568 | | | 2,230 | 192,097 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,230 | 111.8700 | 123.06 | 274,424 | 1989 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2175 HX Base Yr




2454 SW LITTLE RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 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 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 192,097 |
| TOTAL MARKET OB/XF VALUE | 2,000 |
| TOTAL LAND VALUE - MARKET | 26,000 |
| TOTAL MARKET VALUE | 220,097 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 220,097 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 220,097 |
| TOTAL JUST VALUE | 220,097 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 241,260 |

LAND:1:1: 0.50 AC.

SALE:1:1: MUST BE NEW CONSTRUCTION

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042349 | Roof Replacement | 12,050 | 07/16/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1573/2016 | 7/23/2026 | WD | U | I | 12 | 235,000 |
| GRANTOR: PENNYMAC LOAN SERVICE | | | | | | |
| GRANTEE: DIY DEVELOPMENT LLC | | | | | | |
| 1537/1720 | 4/10/2025 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: PENNYMAC LOAN SERVI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO= W15 S17 E15 N17$ BAS= S17 W34 S31 E15 FOP= E17 N6 W17 S6$ N6 E17 BAS= S9 E25 N23 W25 S14$ N14 E25 N7 FOP= N6 W6 S6E6$ W6 N31 W17 S10$.

## LAND DESCRIPTION

TOTAL OB/XF 2,000

| 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 | 0100 | C | SFR | 0 | | RSF-2 | 125.00 | 175.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |

REVIEW DATE 11/16/2026 BY TP Total Acres: 0.50 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS