

N1/2 LOT 8 RIVERS MANOR S/D UNIT  
THE N1/2 OF THE FOLLOWING: COMM  
OF SE1/4, RUN E 644.80 FT TO SW

PARKER DOUGLAS JASON/LARSEN MICHELLE TRANG  
363 SW BLAYLOCK CT  
LAKE CITY, FL 32024

**2026**

01-5S-16-03401-010

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 32               | HARDIE BRD    | 100  |
| Roof Structur            | 08               | IRREGULAR     | 100  |
| Roof Cover               | 14               | PREFIN MT     | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 12               | HARDWOOD      | 100  |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 4             | 100  |
| Bathrooms                |                  | 3             | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 2.               | 2.            | 100  |
| Architctual Units        | 05               | CONV          | 100  |
|                          |                  | 0             | 100  |
| Quality                  | 07               | 07            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 01   |
| NEIGHBORHOOD/LOC         | 1516.0200        | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 2,295            | 100           |      |
| FGR                      | 1,200            | 55            |      |
| FOP                      | 168              | 30            |      |
| FOP                      | 1,190            | 30            |      |
| FUS                      | 846              | 100           |      |
| TOTALS                   | 5,699            |               |      |

| MARKET ADJUSTMENTS  |         |           |             |                |                |      |      |      |      |      |        |       |  |          |         |          |          |           |         |  |  |  |            |     |  |
|---|---------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|----------|---------|----------|----------|-----------|---------|--|--|--|------------|-----|--|
| TYPE  | MDL     | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |          |         |          |          |           |         |  |  |  |            |     |  |
| 0100  | 01      | 4,208     | 137.8030    | 154.34         | 649,463        | 2018 | 2018 | 0    | 0    | 0    | 7.00   | 93.00 |  |          |         |          |          |           |         |  |  |  |            |     |  |
| 2 SINGLE FAM 0% - 2026 Heated Area: 3141 HX Base Yr   |         |           |             |                |                |      |      |      |      |      |        |       |  |          |         |          |          |           |         |  |  |  |            |     |  |
|   |         |           |             |                |                |      |      |      |      |      |        |       |  |          |         |          |          |           |         |  |  |  |            |     |  |
| <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/22/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table> |         |           |             |                |                |      |      |      |      |      |        |       |  | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |  |  |  | 04/22/2026 | MLU |  |
| BLD DATE  | XF DATE | INC DATE  | LGL DATE    | LAND DATE      | AG DATE        |      |      |      |      |      |        |       |  |          |         |          |          |           |         |  |  |  |            |     |  |
|   |         |           | 04/22/2026  | MLU            |                |      |      |      |      |      |        |       |  |          |         |          |          |           |         |  |  |  |            |     |  |

| COLUMBIA COUNTY PROPERTY  |           |  | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              | STANDARD  |  |             |   |
| Tax Group: 3              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     | 604,001   |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 7,254     |  |             |   |
| TOTAL LAND VALUE - MARKET | 60,000    |  |             |   |
| TOTAL MARKET VALUE        | 671,255   |  |             |   |
| SOH/AGL Deduction         | 0         |  |             |   |
| ASSESSED VALUE            | 671,255   |  |             |   |
| TOTAL EXEMPTION VALUE     | 0         |  |             |   |
| BASE TAXABLE VALUE        | 671,255   |  |             |   |
| TOTAL JUST VALUE          | 671,255   |  |             |   |
| NCON VALUE                | 300       |  |             |   |
| INCOME VALUE              |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 672,449   |  |             |   |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 000052584  | Electrical Servic | 0     | 03/13/2025 |
| 35711      | SFR               | 1,474 | 08/21/2017 |
| 30611      | SFR               | 1,083 | 11/20/2012 |
| 9966       | M H               | 125   | 07/17/1995 |

| SALES DATA                   |           |           |       |       |        |            |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1541/904                     | 5/27/2025 | WD        | Q     | I     | 01     | 851,000    |
| GRANTOR: THACKER SHARON      |           |           |       |       |        |            |
| GRANTEE: PARKER DOUGLAS JASO |           |           |       |       |        |            |
| 1541/901                     | 5/12/2025 | WD        | U     | I     | 11     | 100        |
| GRANTOR: WEINGART DANIEL     |           |           |       |       |        |            |
| GRANTEE: THACKER SHARON      |           |           |       |       |        |            |

| 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              | 0040       | BARN, POLE  | 0   | 0   | 0 | 0 | 1.00     | UT | 0.00     | 0.00           | 100       | 2009    | 2009        | 3     | 100    | 50              |       |  |  |  |  |  |  |  |  |  |  |  |  |
| 2              | 0190       | FPLC PF     | 0   | 0   | 0 | 0 | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2018    | 2018        | 3     | 100    | 1,200           |       |  |  |  |  |  |  |  |  |  |  |  |  |
| 3              | 0190       | FPLC PF     | 0   | 0   | 0 | 0 | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2018    | 2018        | 3     | 100    | 1,200           |       |  |  |  |  |  |  |  |  |  |  |  |  |
| 4              | 0166       | CONC, PAVMT | 0   | 0   | 0 | 0 | 2,252.00 | UT | 2.00     | 2.00           | 100       | 2018    | 2018        | 3     | 100    | 4,504           |       |  |  |  |  |  |  |  |  |  |  |  |  |
| 5              | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 1.00     | UT | 200.00   | 200.00         | 100       | 2026    | 2025        |       | 100    | 200             |       |  |  |  |  |  |  |  |  |  |  |  |  |
| 6              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00     | UT | 100.00   | 100.00         | 100       | 2026    | 2025        |       | 100    | 100             |       |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS         |            |             |     |     |   |   |          |    |          |                |           |         |             | 5,699 |        |                 |       |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF 7,254 |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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   |     | A-1      | 0.00  | 0.00  | 5.00        | AC        |     | 1.00     | 1.00   | 1.00              | 12,000.00  | 12,000.00      | 60,000     |                             |      |         |      |     |    |        |