

BEG NE COR OF SW1/4 OF NW1/4, RU S 250 FT, E 695.31 FT TO W R/W S FT, CONT N 153.84 FT TO POB.

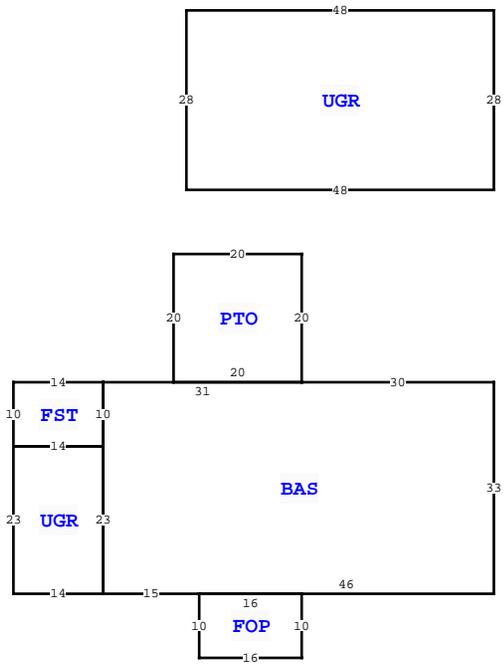
INABNITT JEFFREY M/INABNITT TAMMY  
2266 SW KOONVILLE AVE  
LAKE CITY, FL 32024

**2026**

02-4S-15-00330-006

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 19               | COMMON BRK    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 14               | CARPET        | 90   |
| Interior Floor           | 08               | SHT VINYL     | 10   |
| 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         | 2415.00          | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 2,013            | 100           |      |
| FOP                      | 160              | 30            |      |
| FST                      | 140              | 55            |      |
| PTO                      | 400              | 5             |      |
| UGR                      | 322              | 45            |      |
| UGR                      | 1,344            | 45            |      |
| TOTALS                   | 4,379            |               |      |

| MARKET ADJUSTMENTS |            |           |             |                |                   |     |     |      |      |                 |        |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|-----------------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON | FNCT | NORM            | % COND |
| 1                  | SINGLE FAM | 100%      | - 2018      |                | Heated Area: 2013 |     |     |      |      | HX Base Yr 2018 |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3       |
|---------------------------|-----------|-------------|---------|
| VALUATION BY              |           | STANDARD    |         |
| Tax Group: 3              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 234,459 |
| TOTAL MARKET OB/XF VALUE  |           |             | 3,735   |
| TOTAL LAND VALUE - MARKET |           |             | 44,220  |
| TOTAL MARKET VALUE        |           |             | 282,414 |
| SOH/AGL Deduction         |           |             | 93,907  |
| ASSESSED VALUE            |           |             | 188,507 |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |         |
| BASE TAXABLE VALUE        |           |             | 137,096 |
| TOTAL JUST VALUE          |           |             | 282,414 |
| NCON VALUE                |           |             | 0       |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 273,757 |

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

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1337/0051                      | 5/11/2017 | WD        | Q     | I     | 01     | 205,000    |
| GRANTOR: RICHARD C & SUSAN PAR |           |           |       |       |        |            |
| GRANTEE: JEFFREY M & TAMMY I   |           |           |       |       |        |            |
| 1273/2124                      | 4/30/2014 | WD        | Q     | I     | 01     | 174,000    |
| GRANTOR: ROBERT & MARIE PALMER |           |           |       |       |        |            |
| GRANTEE: RICHARD C & SUSAN P   |           |           |       |       |        |            |

| EXTRA FEATURES |            | 2266 SW KOONVILLE AVE, LAKE CITY |         |
|----------------|------------|----------------------------------|---------|
| L N            | OB/XF CODE | DESCRIPTION                      | BLD CAP |
| 1              | 0166       | CONC, PAVMT                      | 0 100   |
| 2              | 0190       | FPLC PF                          | 0 100   |
| 3              | 0294       | SHED WOOD/                       | 0 100   |
| 4              | 0120       | CLFENCE 4                        | 0 100   |
| 5              | 0169       | FENCE/WOOD                       | 0 100   |

| BLD DATE | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |
|----------|---------|----------|------------|-----------|---------|
|          |         |          | 04/22/2026 | MLU       |         |

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

| BUILDING DIMENSIONS                           |  |
|---|--|
| BAS=[ORIG=0,0] W30 W31 S10 S23 E15 E46 N33 \$ |  |
| UGR=[ORIG=0,-30] N28 W48 S28 E48 \$           |  |
| PTO=[ORIG=-30,0] N20 W20 S20 E20 \$           |  |
| UGR=[ORIG=-61,10] W14 S23 E14 N23 \$          |  |
| FOP=[ORIG=-46,33] S10 E16 N10 W16 \$          |  |
| FST=[ORIG=-61,0] W14 S10 E14 N10 \$           |  |

| LAND DESCRIPTION |          | TOTAL OB/XF 3,735 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  | 100 |     | A-1      | 0.00  | 0.00  | 4.02        | AC        |     | 1.00     | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 44,220     |                             |      |         |      |     |    |        |