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EX S 4.12 AC ORB 671-287,88 & 62
716-436, 770-1866 770-1869 & EX

PVC LAND TRUST
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

02-4S-16-02712-002



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 1,025,500 TOTAL MARKET VALUE 11,980 SOH/AGL Deduction 0 ASSESSED VALUE 11,980 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 11,980 TOTAL JUST VALUE 1,025,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,025,500																																																										
																				PERMIT NUM DESCRIPTION AMT ISSUED 190 COMMERCIAL 225 08/08/2007																																																										
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>0770/1869</td> <td>2/04/1993</td> <td>WD</td> <td>U</td> <td>V</td> <td>12</td> <td>250,000</td> </tr> <tr> <td colspan="7">GRANTOR: LAURIE KIRBY TRUST</td> </tr> <tr> <td colspan="7">GRANTEE: CRAPPS-VANN TRUSTEE</td> </tr> <tr> <td>0770/1866</td> <td>1/22/1992</td> <td>WD</td> <td>U</td> <td>V</td> <td>12</td> <td>250,000</td> </tr> <tr> <td colspan="7">GRANTOR: CRAPPS-COOPER</td> </tr> <tr> <td colspan="7">GRANTEE: LAURIE KIRBY TRUST</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	0770/1869	2/04/1993	WD	U	V	12	250,000	GRANTOR: LAURIE KIRBY TRUST							GRANTEE: CRAPPS-VANN TRUSTEE							0770/1866	1/22/1992	WD	U	V	12	250,000	GRANTOR: CRAPPS-COOPER							GRANTEE: LAURIE KIRBY TRUST						
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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																																																														
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																																						
1	6200	A	PASTURE 3	0			0.00	0.00	41.00	AC		1.00	1.00	1.00	280.00	280.00	11,480																																																													
2	9910	M	MKT.VAL.AG	0			0.00	0.00	41.00	AC		1.00	1.00	0.50	50,000.00	25,000.00	1,025,000																																																													
3	9630	C	SWAMP	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	100.00	100.00	500																																																													