

THAT PORTION OF FOLLOWING DESC P  
 NE1/4, EX R/W FOR MARY ETHEL RD  
 RD R/W DESC ORB 922-2136. EX 1.2

COLUMBIA COUNTY RESOURCE INC  
 164 SW MARY ETHEL LN  
 LAKE CITY, FL 32024

**2026**

02-4S-16-02717-002  


| 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 STANDARD<br>Tax Group: 2 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 3,000<br>TOTAL LAND VALUE - MARKET 109,650<br>TOTAL MARKET VALUE 112,650<br>SOH/AGL Deduction 0<br>ASSESSED VALUE 112,650<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 112,650<br>TOTAL JUST VALUE 112,650<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 112,650 |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |      | PERMIT NUM DESCRIPTION AMT ISSUED<br>000054417 Co-Location or Ex 25,000 11/06/2025   |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |      | SALES DATA<br>OFF RECORD TYPE Q V RSN SALE<br>Number DATE INST U I / I CD PRICE  |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |      | BUILDING NOTES   |        |                   |    |        |  |  |  |  |  |  |  |
|  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |      | BUILDING DIMENSIONS  |        |                   |    |        |  |  |  |  |  |  |  |
| DOR CODE 1001 MISC COMMERCIAL  |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| MAP NUM  |                  |              |                      |              |                      |          |       |       |                | MKT AREA 06                     |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 2416.00   |                  |              |                      |              |                      |          |       |       |                | 1.00/                           |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| AREA TYPE  | TOTAL GROSS AREA | PCT OF BASE  | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| TOTALS   |                  |              |                      |              |                      |          |       |       |                | BLD DATE<br>XF DATE<br>INC DATE |         |             |             |                |                 |                |            |                             |      | LGL DATE<br>LAND DATE<br>AG DATE   |        |                   |    |        |  |  |  |  |  |  |  |
| 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  | 0150             | CLFENCE      | 8                    | 0            | 0                    | 0        | 0     |       | 1.00           | UT                              | 0.00    | 0.00        | 100         | 1993           | 1993            | 3              | 100        | 3,000                       |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION   |                  |              |                      |              |                      |          |       |       |                | TOTAL OB/XF 3,000               |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| 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  | 9105             | C            | TOWER SITE           | 0            |                      |          | 0.00  | 0.00  | 4.30           | AC                              |         | 1.00        | 1.00        | 1.00           | 25,500.00       | 25,500.00      | 109,650    |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |
| REVIEW DATE 08/25/2023 BY JB Total Acres: 4.30 Total Land Value: 109,650 Market: 0 Agricultural: 0 Common: 109,650 PRINTED 05/08/2026 BY SYS |                  |              |                      |              |                      |          |       |       |                |                                 |         |             |             |                |                 |                |            |                             |      |  |        |                   |    |        |  |  |  |  |  |  |  |