BEG INTERS S LINE OF SE1/4 & SE'
RUN N 40 DEG E ALONG R/W 310.89
DEG E 25 FT, N 40 DEG E ALONG R/

WOODS PROJECT LLC
149 SW WOOLSEY GLN
LAKE CITY, FL 32024

2027

02-4S-16-02719-000

BUILDING CHARACTERISTICS

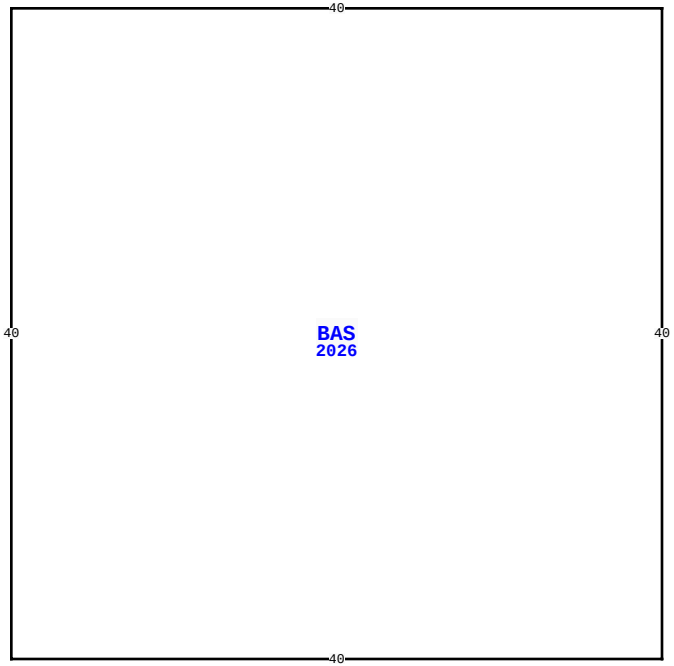
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		3 100
Frame	05	STEEL 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3300	NIGHTCLUB/BARS
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
BAS	1,600	100	2026	1,600	80,261
TOTALS	1,600			1,600	80,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	1,600	133.3500	50.67	81,072	2025	2025	0	0	0	1.00	99.00

1 PREF M B A 0% - 2026 Heated Area: 1600 HX Base Yr



149 SW WOOLSEY GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	286,973
TOTAL MARKET OB/XF VALUE	266,268
TOTAL LAND VALUE - MARKET	273,900
TOTAL MARKET VALUE	827,141
SOH/AGL Deduction	0
ASSESSED VALUE	827,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	827,141
TOTAL JUST VALUE	827,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	827,141

SALE:2:2: ORB 916-303 THRU 312

SALE:2:1: MULTI OWNERS/MULTI DEED SALE/ 1 PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055199	Remodel	150,000	03/10/2026
000054096	Storage Building	6,500	09/19/2025
000053769	New Commercial Co	50,000	08/04/2025
000053655	Remodel	10,000	07/24/2025
000052789	New Commercial Co	175,000	04/02/2025
000052740	New Commercial Co	200,000	03/28/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/575	7/12/2024	WD	U	V	11	100
GRANTOR: WOODS MICHAEL C II						
GRANTEE: WOODS PROJECT LLC						
1464/1900	4/19/2022	WD	Q	V	01	300,000
GRANTOR: WOOLSEY CHRISTOPHER L						
GRANTEE: WOODS MICHAEL C II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] S40 E40 N40 W40 $

.

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	0260	PAVEMENT-A	0	0	0	0	48,400.00	UT	2.00	2.00	100	2026	2025		100	96,800	
2	0166	CONC,PAVMT	0	0	0	0	10,322.00	UT	4.00	4.00	100	2026	2025		100	41,288	
3	0166	CONC,PAVMT	0	0	132	60	7,920.00	UT	4.00	4.00	100	2026	2025		100	31,680	
4	0120	CLFENCE 4	0	0	0	0	160.00	UT	6.00	6.00	100	2026	2025		100	960	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2026	2025		100	1,000	
6	0253	LIGHTING	0	0	0	0	4.00	UT	1,000.00	1,000.00	100	2026	2025		100	4,000	
7	0253	LIGHTING	0	0	0	0	9.00	UT	1,500.00	1,500.00	100	2026	2025		100	13,500	
8	0080	DECKING	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	
9	0040	BARN,POLE	0	0	48	30	1,440.00	UT	10.00	10.00	100	2026	2025		100	14,400	
10	0040	BARN,POLE	0	0	38	10	380.00	UT	8.00	8.00	100	2026	2025		100	3,040	

TOTAL OB/XF 209,168

LAND DESCRIPTION

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	3300	C	NIGHT CLUB	0		CSC	0.00	0.00	6.64	AC		1.00	1.00	0.75	55,000.00	41,250.00	273,900							

REVIEW DATE 02/18/2026 BY mark Total Acres: 6.64 Total Land Value: 273,900 Market: 0 Agricultural: 0 Common: 273,900 PRINTED 11/17/2026 BY SYS

BEG INTERS S LINE OF SE1/4 & SE'
RUN N 40 DEG E ALONG R/W 310.89
DEG E 25 FT, N 40 DEG E ALONG R/

WOODS PROJECT LLC
149 SW WOOLSEY GLN
LAKE CITY, FL 32024

2027

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BUILDING CHARACTERISTICS

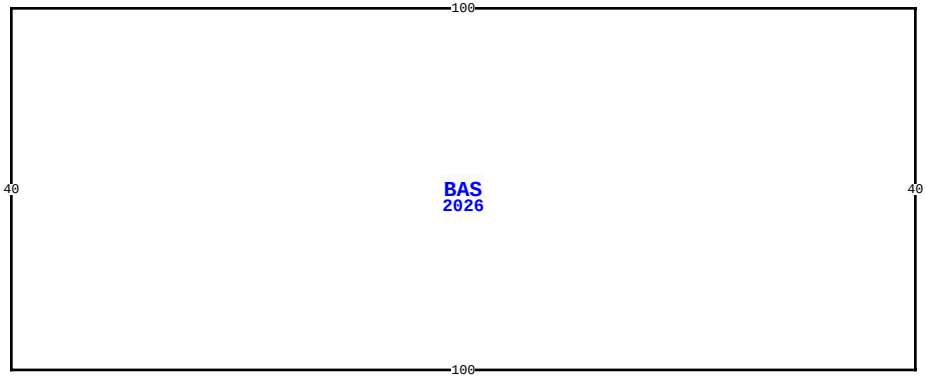
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Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		N/A 100
Frame	05	STEEL 100
Story Height		16 100
RMS		1 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	3300	NIGHTCLUB/BARS
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
BAS	4,000	100	2026	4,000	206,712
TOTALS	4,000			4,000	206,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	4,000	137.3632	52.20	208,800	2025	2025	0	0	0	1.00	99.00

2 PREF M B A 0% - 2026 Heated Area: 4000 HX Base Yr



149 SW WOOLSEY GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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
11	0040	BARN,POLE	0	0	40	30	1,200.00	UT	8.00	8.00	100	2026	2025		100	9,600	
12	0296	SHED METAL	0	0	0	0	19.00	UT	2,500.00	2,500.00	100	2026	2025		100	47,500	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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ASSESSED VALUE	827,141
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	827,141
TOTAL JUST VALUE	827,141
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	827,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052453	New Commercial Co	16,800	02/28/2025
26773	COMMERCIAL	2,397	02/19/2008
26774	COMMERCIAL	3,588	02/19/2008
26775	COMMERCIAL	2,786	02/19/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/575	7/12/2024	WD	U	V	11	100
GRANTOR: WOODS MICHAEL C II						
GRANTEE: WOODS PROJECT LLC						
1464/1900	4/19/2022	WD	Q	V	01	300,000
GRANTOR: WOOLSEY CHRISTOPHER L						
GRANTEE: WOODS MICHAEL C II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] S40 E100 N40 W100 $
.

LAND DESCRIPTION

TOTAL OB/XF 57,100

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

REVIEW DATE 02/18/2026 BY mark Total Acres: 6.64 Total Land Value: 273,900 Market: 0 Agricultural: 0 Common: 273,900 PRINTED 11/17/2026 BY SYS