

COMM AT NE COR OF SW1/4 OF
SE1/4 RUN S 209.65 FT, W 863.95
FT FOR POB, CONT W 524.15 FT,

TOWNHOMES LLC
133 SE NEWELL DR
LAKE CITY, FL 32025

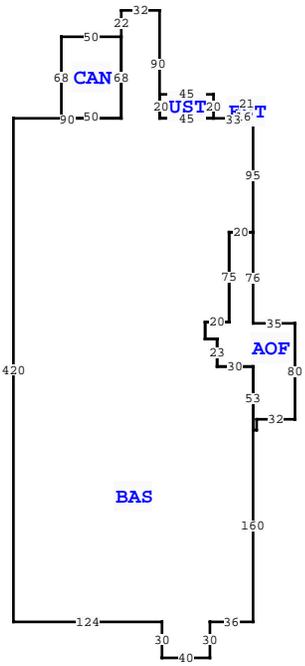
2026

02-4S-17-07479-000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|-------------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 25 | MOD METAL 100 | |
| Roof Structur | 10 | STEEL FRME 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 01 | MINIMUM 100 | |
| Interior Floo | 03 | CONC FINSH 100 | |
| Ceiling | 04 | NONE 100 | |
| Air Condition | 01 | NONE 100 | |
| Heating Type | 01 | NONE 100 | |
| Fixtures | | 24 100 | |
| Frame | 05 | STEEL 100 | |
| Story Height | | 20 100 | |
| RMS | | 3 100 | |
| Stories | 0 | 0 100 | |
| Units | 0 | 0 100 | |
| Condition Adj | 03 | 03 100 | |
| Quality | 03 | 03 | |
| DOR CODE | 4100 | LIGHT MANUFACTURE | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 2417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| AOF | 5,577 | 110 | |
| BAS | 85,330 | 100 | |
| CAN | 3,400 | 30 | |
| CAN | 4,607 | 30 | |
| FST | 252 | 50 | |
| MEZ | 2,175 | 20 | |
| UST | 900 | 40 | |
| TOTALS | 102,241 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|-------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND | |
| 1 | MANUF LGHT | 0% | - 0 | | | | | | | | | | |
| Heated Area: 90907 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 3 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,837,805 | |
| TOTAL MARKET OB/XF VALUE | | 70,135 | |
| TOTAL LAND VALUE - MARKET | | 212,800 | |
| TOTAL MARKET VALUE | | 2,120,740 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 2,120,740 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 2,120,740 | |
| TOTAL JUST VALUE | | 2,120,740 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | 0 | |
| PREVIOUS YEAR MKT VALUE | | 2,005,396 | |
| COA PER TCO | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000050062 | New Commercial Co | 650,000 | 06/06/2024 |
| 000046288 | New Commercial Co | 300,000 | 01/18/2023 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1028/2684 | 10/22/2004 | WD | Q | I | | 1,450,000 |
| GRANTOR: GREAT SOUTH TIMBER & | | | | | | |
| GRANTEE: TOWNHOMES LLC | | | | | | |
| 0984/2280 | 6/03/2003 | WD | Q | I | | 1,250,000 |
| GRANTOR: MAYES INVESTMENT TRUS | | | | | | |
| GRANTEE: GREAT SOUTH TIMBER | | | | | | |

| 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 93,130.00 | 93,130.00 | 65 | 1987 | 1987 | 3 | 65 | 60,535 | |
| 2 | 0140 | CLFENCE | 6 | 0 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 80 | 0 | 0 | 3 | 80 | 8,000 | |
| 3 | 0060 | CARPORT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,600 | |

| TOTAL OB/XF | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 70,135 | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| FST= E5 N12 W21 S12 E16\$ BAS= W33 UST= N20 W45 S20 E45\$ W45 N90 W32 S22 CAN= W50 S68 E50 N68\$ S68 W90 S420 E124 S30 E40 N30 E36 N160 AOF= E3 N9 E32 N80 W35 N 76 W20 S75 W20 S14 E10 S23 E 30 S53\$ N53 W30 N23 W10 N14 E 20 N75 E20 N95\$ MEZ= 2175 \$ CAN= 4607\$. | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 4100 | C | LIGHT MFG | 0 | | I | 0.00 | 0.00 | 16.00 | AC | | 1.00 | 1.00 | 0.95 | 14,000.00 | 13,300.00 | 212,800 | | | | | | | |

