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

2027

02-4S-17-07479-000

BUILDING CHARACTERISTICS

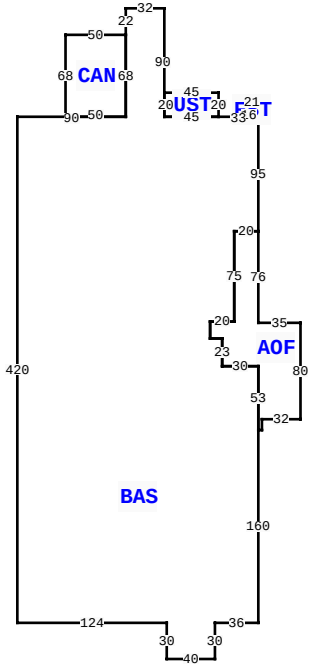
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		24 100
Frame	05	STEEL 100
Story Height		20 100
RMS		3 100
Stories	0	0 100
Units		0 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	5,577	110		6,135	78,378
BAS	85,330	100		85,330	1,090,134
CAN	3,400	30		1,020	13,031
CAN	4,607	30		1,382	17,656
FST	252	50		126	1,610
MEZ	2,175	20		435	5,558
UST	900	40		360	4,599
TOTALS	102,241			94,788	1,210,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8000	04	94,788	66.0224	28.39	2,691,031	1987	1987	0	0	5	50.00	45.00

1 MANUF LGHT 0% - 0 Heated Area: 90907 HX Base Yr



133 SE NEWELL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	1,750,613
TOTAL MARKET OB/XF VALUE	70,135
TOTAL LAND VALUE - MARKET	212,800
TOTAL MARKET VALUE	2,033,548
SOH/AGL Deduction	0
ASSESSED VALUE	2,033,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,033,548
TOTAL JUST VALUE	2,033,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,033,548

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						

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$.

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	1.00	UT	93,130.00	93,130.00	65	1987	1987	3	65	60,535	
2	0140	CLFENCE 6	0	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	

LAND DESCRIPTION

TOTAL OB/XF 70,135

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	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							

REVIEW DATE 02/13/2025 BY ME Total Acres: 16.00 Total Land Value: 212,800 Market: 0 Agricultural: 0 Common: 212,800 PRINTED 11/17/2026 BY SYS

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

2027

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BUILDING CHARACTERISTICS

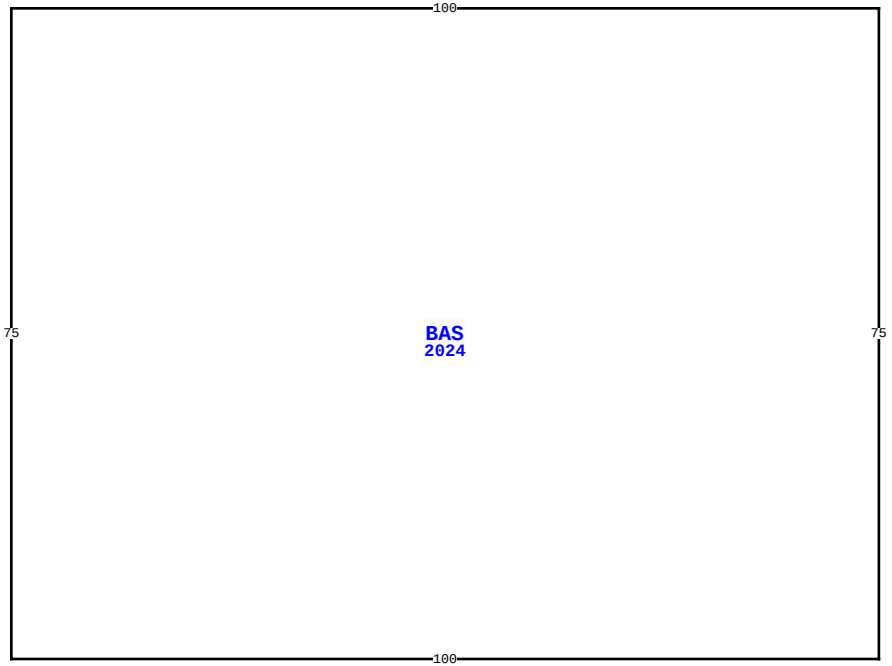
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		N/A 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,500	100	2024	7,500	129,195
TOTALS	7,500			7,500	129,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	7,500	49.7200	17.40	130,500	2023	2023	0	0	0	1.00	99.00

2 PREF M B S 0% - 2024 Heated Area: 7500 HX Base Yr



133 SE NEWELL DR, LAKE CITY

BLD DATE		LGL DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL MARKET VALUE	2,033,548
SOH/AGL Deduction	0
ASSESSED VALUE	2,033,548
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,033,548
TOTAL JUST VALUE	2,033,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,033,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,-5] S75 E100 N75 W100 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/13/2025 BY ME Total Acres: 16.00 Total Land Value: 212,800 Market: 0 Agricultural: 0 Common: 212,800 PRINTED 11/17/2026 BY SYS

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2027

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BUILDING CHARACTERISTICS

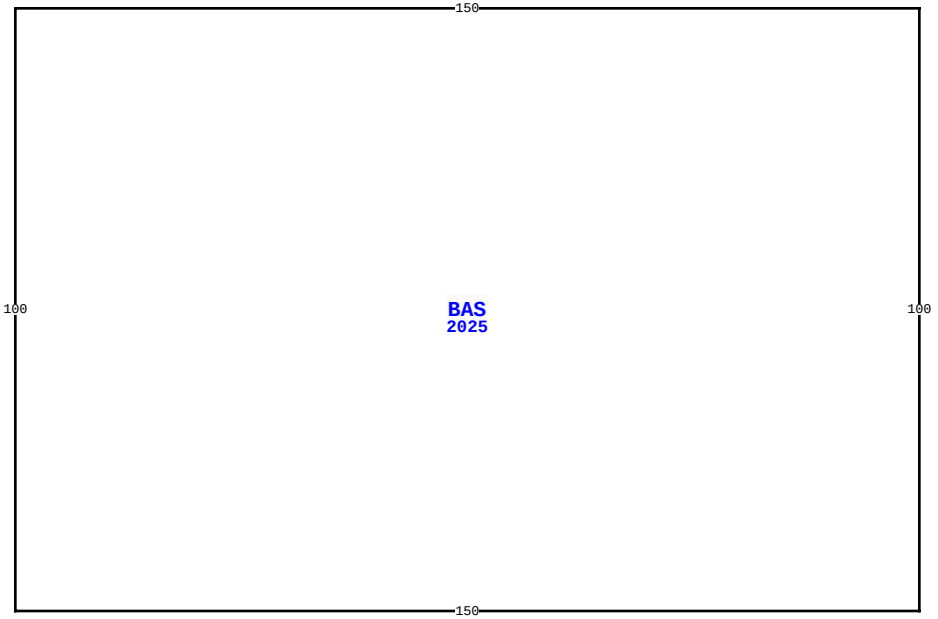
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 80
Exterior Wall	27	PREFIN MTL 20
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		N/A 100
Frame	05	STEEL 100
Story Height		20 100
RMS		N/A 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,000	100	2025	15,000	410,454
TOTALS	15,000			15,000	410,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	15,000	78.9734	27.64	414,600	2024	2024	0	0	0	1.00	99.00

3 PREF M B S 0% - 2025 Heated Area: 15000 HX Base Yr



133 SE NEWELL DR, LAKE CITY

BLD DATE		LGL DATE	
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

COLUMBIA COUNTY PROPERTY

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BASE TAXABLE VALUE	2,033,548
TOTAL JUST VALUE	2,033,548
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,033,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-4,-23] S100 E150 N100 W150 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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

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