

COMM NW COR SEC 2, RUN S
1701.74 FT, N 84 DG E 32.74 FT
TO E R/W CR-245, RUN N 5 DG W

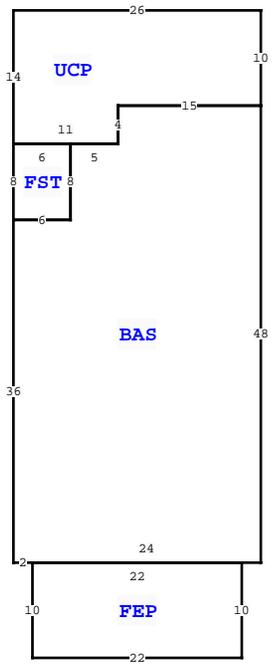
PRICE CREEK LLC
291 NW MAIN BLVD
LAKE CITY, FL 32055

2026

02-4S-17-07481-006

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 04 | SINGLE SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 04 | PLYWOOD | 100 |
| Interior Floo | 06 | VINYL ASB | 100 |
| Air Condition | 02 | WINDOW | 100 |
| Heating Type | 02 | CONVECTION | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 01 | 01 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 01 | 01 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 2417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,156 | 100 | |
| FEP | 220 | 80 | |
| FST | 48 | 55 | |
| UCP | 304 | 20 | |
| TOTALS | 1,728 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|------------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,419 | 47.4000 | 54.04 | 76,683 | 1950 | 1950 | 0 | 0 | 35.00 | 65.00 | |
| 1 SINGLE FAM | | | 0% - 0 | Heated Area: 1156 | | | HX Base Yr | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|--|-------------|-----------|--------------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 49,844 |
| TOTAL MARKET OB/XF VALUE | | | 0 |
| TOTAL LAND VALUE - MARKET | | | 7,020 |
| TOTAL MARKET VALUE | | | 56,864 |
| SOH/AGL Deduction | | | 17,671 |
| ASSESSED VALUE | | | 39,193 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 39,193 |
| TOTAL JUST VALUE | | | 56,864 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 55,988 |
| BLDG:1:3: THIS ONE. | | | |
| BLDG:1:2: BECAUSE THAT PRCL IS NOW DELETED & COMB | | | |
| BLDG:1:1: THIS HOUSE WAS COPIED FROM 03-4S-17-0748 | | | |
| PRCL:0:3: (FOR 20.86 AC) | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| SALES DATA | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / I / RSN CD |
| 1058/2017 | 9/16/2005 | WD Q | I 01 |
| GRANTOR: JUDITH S POMEROY & SA | | | |
| GRANTEE: PRICE CREEK LLC | | | |
| 1054/2257 | 8/11/2005 | WD Q | I 01 |
| GRANTOR: JUDITH S POMEROY & SA | | | |
| GRANTEE: PRICE CREEK LLC | | | |
| BUILDING NOTES | | | |
| BUILDING DIMENSIONS | | | |
| UCP= N10 W26 S14 E11 N4 E15 \$BAS= W15 S4 W5 FST= W6 S8 E6 N8\$ S8 W6 S36 E2 FEP= S10 E22 N10 W22\$ E24 N48\$. | | | |

| 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 |
| | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |
| 1 | 0100 | C | SFR | 0 | | I | 0.00 | 0.00 | 0.54 | AC | | 1.00 |