LOT 1 BLOCK B UNIT 1 OLUSTEE CRE
EX 0.03 AC FOR RD DESC ORB 789-1

S&G STRUCTURES, LLC
204 SW KIMBERLY LN
LAKE CITY, FL 32024

**2027**

**02-6S-17-09533-111**

## BUILDING CHARACTERISTICS

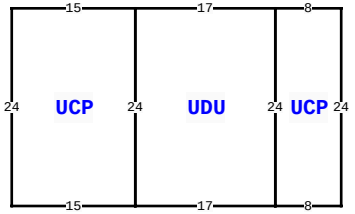
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2617.0100 | 1.00/ |

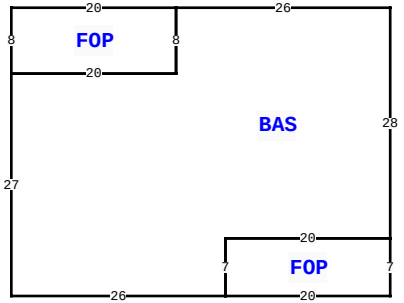
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,310 | 100 | | 1,310 | 128,362 |
| FOP | 140 | 30 | | 42 | 4,115 |
| FOP | 160 | 30 | | 48 | 4,704 |
| UCP | 192 | 20 | | 38 | 3,723 |
| UCP | 360 | 20 | | 72 | 7,055 |
| UDU | 408 | 55 | | 224 | 21,949 |
| TOTALS | 2,570 | | | 1,734 | 169,909 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,734 | 117.2080 | 128.93 | 223,565 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 1310 HX Base Yr




135 SE BALD EAGLE LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 169,909 |
| TOTAL MARKET OB/XF VALUE | 200 |
| TOTAL LAND VALUE - MARKET | 22,000 |
| TOTAL MARKET VALUE | 192,109 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 192,109 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 192,109 |
| TOTAL JUST VALUE | 192,109 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 195,193 |

PRMT:2:1: TVL TRL 6MTS

SALE:3:1: LOT VALUED @4500 W,S,E ADDED AFTER SALE

PRMT:1:1: TVL TRL

SALE:2:1: INCLUDED 09533-112 & 09533-231

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18212 | SFR | 232 | 04/26/2001 |
| 18066 | M H | 75 | 03/16/2001 |
| 15895 | M H | 75 | 08/12/1999 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1556/1113 | 12/12/2025 | WD | U | I | 11 | 100 |
| GRANTOR: GARBER SPENCER | | | | | | |
| GRANTEE: S&G STRUCTURES, LLC | | | | | | |
| 1205/1972 | 10/28/2010 | WD | Q | I | 01 | 95,000 |
| GRANTOR: STEWART'S | | | | | | |
| GRANTEE: SPENCER GARBER | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W26 FOP= W20 S8 E20 N8$ S8 W20 S27 E26 FOP= E20 N7 W20 S7$ N7 E20 N28$ PTR= N20 UCP= N24 W8 UDU= W17 UCP= W15 S24 E15 N24$ S24 E17 N24$ S24 E8$ S20$.

## LAND DESCRIPTION

TOTAL OB/XF 200

| 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 | 0100 | C | SFR | 0 | | A-1 | 135.00 | 220.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,000.00 | 22,000.00 | 22,000 | | | | | | | |

REVIEW DATE 09/25/2017 BY DF Total Acres: 0.68 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS