

LOT 39 TURKEY RUN S/D.
 WD 1019-1458, WD 1034-1952.
 WD 1066-1920.

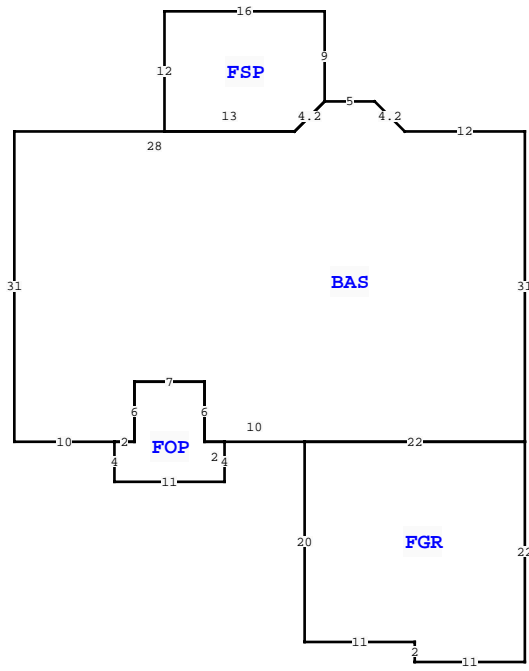
MCNAULL BEVERLY H TRUSTEE
 604 SW PHILLIPS CIR
 LAKE CITY, FL 32024

2026

03-4S-16-02739-239

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 80 |
| Interior Floo | 15 | HARDTILE | 20 |
| 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 | 06 |
| NEIGHBORHOOD/LOC | 3416.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,563 | 100 | |
| FGR | 462 | 55 | |
| FOP | 86 | 30 | |
| FSP | 188 | 40 | |
| TOTALS | 2,299 | | |
| | | | 1,918 |
| | | | 199,480 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | SINGLE FAM | 0% | - 2026 | | 246,271 | 2006 | 2006 | 0 | 0 | 19.00 | 81.00 | Heated Area: 1563 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 199,480 |
| TOTAL MARKET OB/XF VALUE | | | 8,751 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 243,231 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 243,231 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 243,231 |
| TOTAL JUST VALUE | | | 243,231 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 245,693 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000044988 | Solar Power Syste | 12,358 | 07/18/2022 |
| 000044589 | Roof Replacement | 17,941 | 06/02/2022 |
| 24111 | SFR | 523 | 02/06/2006 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1066/1920 | 11/30/2005 | WD | Q | V | | 49,900 |
| GRANTOR: STANLEY CRAWFORD CONS | | | | | | |
| GRANTEE: BEVERLY MCNAULL | | | | | | |
| 1034/1952 | 1/03/2005 | WD | Q | V | 01 | 48,000 |
| GRANTOR: STEPHEN CRAWFORD | | | | | | |
| GRANTEE: STANLEY CRAWFORD CO | | | | | | |

| 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 296.00 | UT | 6.00 | 6.00 | 100 | 2006 | 2006 | 3 | 100 | 1,776 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1,638.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 4,095 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 12 | 20 | 240.00 | UT | 12.00 | 12.00 | 100 | 2007 | 2007 | 3 | 100 | 2,880 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/14/2026 | MLU |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS= W12 L3 U3 W5 FSP= N9 W16 S12 E13 R3 U3 \$ D3 L3 W28 S31 E10 FOP= S4 E11 N4 W2 N6 W7 S6 W2\$ E2 N6 E7 S6 E10 FGR= S20 E11 S2 E11 N22 W22\$ E22 N31\$. | |

| 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 | 0100 | C | SFR | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |