COMM NW COR OF SEC, E 2278.80 FT
384.91 FT TO NE COR OF NW1/4, S
R/W OF I-75, CONT S 1914.48 FT T

HOWELL FAMILY REVOCABLE TRUST
5605 EAGLEGLEN PL
LITHIA, FL 33547

2027

03-6S-17-09579-011

BUILDING CHARACTERISTICS

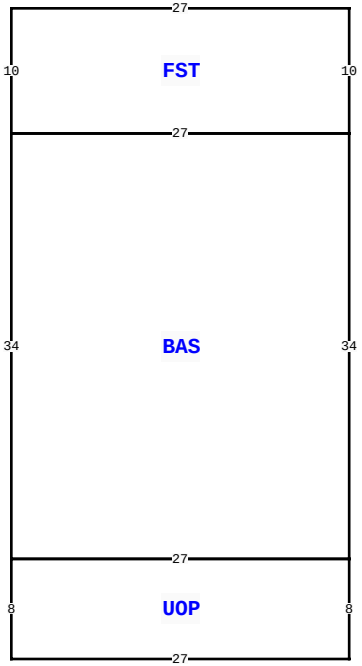
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	918	100		918	60,923
FST	270	55		148	9,822
UOP	216	20		43	2,854
TOTALS	1,404			1,109	73,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,109	92.8200	102.10	113,229	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 918 HX Base Yr



373 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2022 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	2013	2013	3	100	100	
2	0297	SHED CONCR	0	0	12	16	192.00	UT	3.30	3.30	50	0	0	3	50	317	
3	0001	RES MISC	0	0	40	48	1,920.00	UT	25.00	25.00	100	2018	2018	3	100	48,000	
4	0166	CONC,PAVMT	0	0	0	0	816.00	UT	2.00	2.00	100	2018	2018	3	100	1,632	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	110,639
TOTAL MARKET OB/XF VALUE	57,049
TOTAL LAND VALUE - MARKET	351,488
TOTAL MARKET VALUE	337,189
SOH/AGL Deduction	0
ASSESSED VALUE	337,189
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	337,189
TOTAL JUST VALUE	519,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056170	Electrical Servic		07/24/2026
37100	PUMP/UTPOL	50	08/16/2018
14859	M H	125	12/17/1998
14612	M H	125	10/12/1998
12810	M H	125	07/24/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1594	12/19/2019	WD	U	I	30	0
GRANTOR: ROBERT W II & JUANIEC						
GRANTEE: HOWELL FAMILY REVOC						
1401/1590	12/19/2019	WD	U	I	30	0
GRANTOR: ROBERT W II & JUANIEC						
GRANTEE: HOWELL FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W27 S10 BAS= S34 UOP= S8 E27 N8 W27$ E27 N34 W27$ E27 N10$.

LAND DESCRIPTION

TOTAL OB/XF 57,049

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	0200	C	MBL HM	0		A-1	0.00	0.00	5.57	AC		1.00	1.00	1.00	8,000.00	8,000.00	44,560							
2	0700	C	MISC RES	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000							
3	0000	C	VAC RES	0		A-1	0.00	0.00	5.89	AC		1.00	1.00	1.00	8,000.00	8,000.00	47,120							
4	0000	C	VAC RES	0		00	0.00	0.00	5.98	AC		1.00	1.00	1.00	8,000.00	8,000.00	47,840							
5	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
6	6200	A	PASTURE 3	0		A-1	0.00	0.00	21.36	AC		1.00	1.00	1.00	280.00	280.00	5,981							

REVIEW DATE 08/05/2026 BY kellen Total Acres: 41.80 Total Land Value: 169,501 Market: 187,968 Agricultural: 5,981 Common: 163,520 PRINTED 11/17/2026 BY SYS

COMM NW COR OF SEC, E 2278.80 FT
384.91 FT TO NE COR OF NW1/4, S
R/W OF I-75, CONT S 1914.48 FT T

HOWELL FAMILY REVOCABLE TRUST
5605 EAGLEGLEN PL
LITHIA, FL 33547

2027

03-6S-17-09579-011

BUILDING CHARACTERISTICS

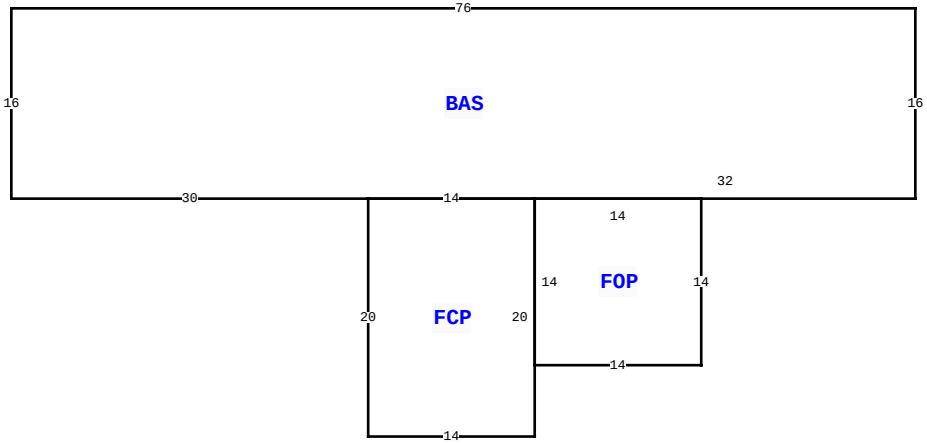
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,240
FCP	280	25		70	1,914
FOP	196	35		69	1,886
TOTALS	1,692			1,355	37,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,355	113.9000	68.34	92,601	1998	1998	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



373 SW HOWELL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/24/2022 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BASE TAXABLE VALUE	337,189
TOTAL JUST VALUE	519,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,517

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GRANTEE: HOWELL FAMILY REVOC						
1401/1590	12/19/2019	WD	U	I	30	0
GRANTOR: ROBERT W II & JUANIEC						
GRANTEE: HOWELL FAMILY REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E30 FCP= S20 E14 N20 W14$ E14 FOP= S14 E14 N14 W14$ E32 N16$.

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
7	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.36	AC		1.00	1.00	1.10	8,000.00	8,800.00	187,968							

REVIEW DATE 08/05/2026 BY kellen Total Acres: 41.80 Total Land Value: 169,501 Market: 187,968 Agricultural: 5,981 Common: 163,520 PRINTED 11/17/2026 BY SYS