

THAT PORTION ON NE1/4 OF NW1/4 O
NW1/4, BEING MORE PART DESC AS:
OF NE1/4 & RUN E 1036.08 FT, S 7

TODD CORY/DOLIN AURELIA
1648 NE TRIPLE RUN RD
LAKE CITY, FL 32055

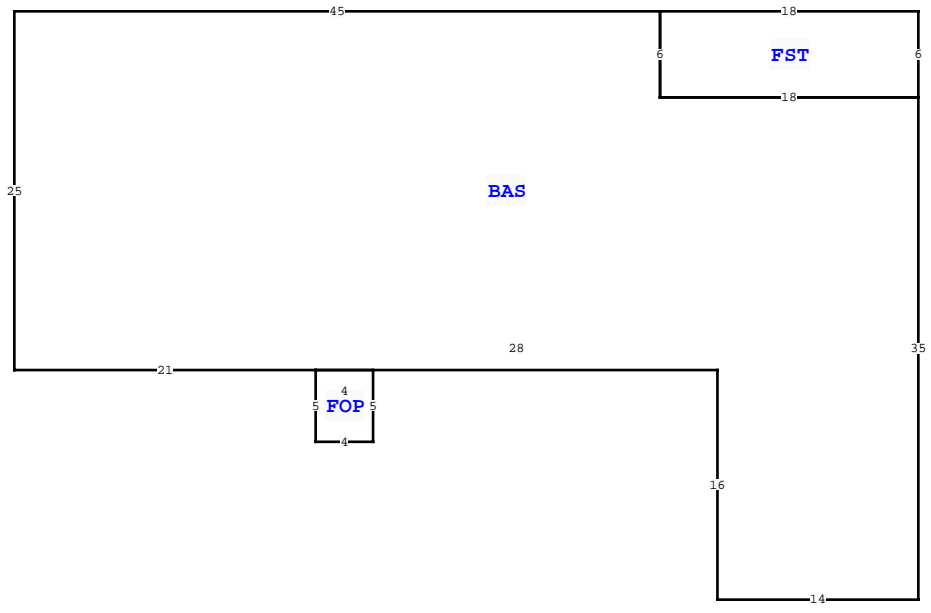
2026

04-3S-17-04839-002



| ELEMENT | | BUILDING CHARACTERISTICS | |
|---------|----------------------|--------------------------|---------|
| CD | CONSTRUCTION | | |
| 19 | COMMON BRK 100 | | |
| 03 | GABLE/HIP 100 | | |
| 03 | COMP SHNGL 100 | | |
| 05 | DRYWALL 100 | | |
| 13 | LAM/VNLPK 50 | | |
| 14 | CARPET 50 | | |
| 03 | CENTRAL 100 | | |
| 04 | AIR DUCTED 100 | | |
| | Bedrooms 4 100 | | |
| | Bathrooms 2 100 | | |
| | Frame NONE 100 | | |
| 1.1 | 1.100 | | |
| 05 | CONV 100 | | |
| | Units 0 100 | | |
| 03 | 03 100 | | |
| 01 | 01 100 | | |
| 05 | 05 | | |
| 5000 | IMPROVED AG | | |
| | MAP AREA | 03 | |
| 4317.00 | 1.00/ | | |
| | TOTAL GROSS AREA | | |
| | PCT OF BASE | | |
| | YEAR | | |
| | TOT ADJ AREA | | |
| | SUBAREA MARKET VALUE | | |
| BAS | 1,691 | 100 | 1,691 |
| FOP | 20 | 30 | 6 |
| FST | 108 | 55 | 59 |
| TOTALS | 1,819 | | 1,756 |
| | | | 171,842 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,756 | 116.5000 | 130.48 | 229,123 | 1972 | 2000 | 0 | 0 | 25.00 | 75.00 |
| 1 SINGLE FAM 100% - 2025 Heated Area: 1691 HX Base Yr 2025 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 2 | 3 |
|---------------------------|------------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 191,466 | | | |
| TOTAL MARKET OB/XF VALUE | 10,250 | | | |
| TOTAL LAND VALUE - MARKET | 146,400 | | | |
| TOTAL MARKET VALUE | 221,264 | | | |
| SOH/AGL Deduction | 0 | | | |
| ASSESSED VALUE | 221,264 | | | |
| TOTAL EXEMPTION VALUE | HX HB 13 189,640 | | | |
| BASE TAXABLE VALUE | 31,624 | | | |
| TOTAL JUST VALUE | 348,116 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 332,357 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000051762 | Roof Replacement | 13,462 | 12/10/2024 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1518/703 | 6/28/2024 | WD | Q | I | 04 | 489,000 |

GRANTOR: BAG FARMS LLC
GRANTEE: TODD CORY

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/18/2026 | MLU |

| BUILDING NOTES | |
|---|--|
| <p>BUILDING DIMENSIONS</p> <p>BAS=[ORIG=0,0] W45 S25 E21 E28 S16 E14 N35 W18 N6 \$</p> <p>FST=[ORIG=18,6] N6 W18 S6 E18 \$</p> <p>FOP=[ORIG=-24,25] S5 E4 N5 W4 \$</p> | |

| 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 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | 2024 | 2023 | 3 | 100 | 7,000 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 50.00 | 50.00 | 100 | 2024 | 2023 | | 100 | 50 | |
| 6 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 100.00 | 100.00 | 100 | 2024 | 2023 | | 100 | 100 | |
| 7 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2024 | 2023 | | 100 | 300 | |
| 8 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2024 | 2023 | | 100 | 400 | |
| TOTAL OB/XF | | | | | | | | | | | | | | | 10,250 | | |

| 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 | 100 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | | | | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 34.10 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 9,548 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 34.10 | AC | | 1.00 | 1.00 | 1.00 | 4,000.00 | 4,000.00 | 136,400 | | | | | | | |

