

COMM SW COR OF NE1/4, RUN N 1559  
 CONT N 398.23 FT, E 1059.85 FT T  
 OLD LAKE CITY RD S 12 DEG E ALON

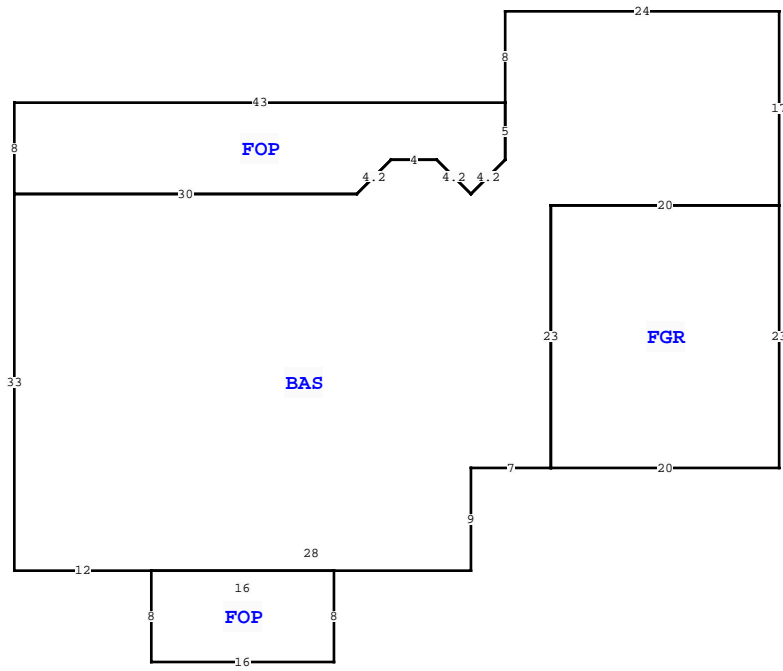
TOLBERT STEPHEN M/TOLBERT KATHY E  
 1510 SW OLD LAKE CITY TER  
 HIGH SPRINGS, FL 32643

**2026**

04-7S-17-09887-001  


| ELEMENT       | CD | CONSTRUCTION   |
|---------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100  |
| Roof Cover    | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100    |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100    |
| Heating Type  | 04 | AIR DUCTED 100 |
| Bedrooms      |    | 4 100          |
| Bathrooms     |    | 2.5 100        |
| Frame         | 01 | NONE 100       |
| Stories       | 1. | 1. 100         |
| Architectual  | 05 | CONV 100       |
| Units         |    | 0 100          |
| Condition Adj | 04 | 04 100         |
| Kitchen Adjus | 02 | 02 100         |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100   | 01  | 2,305     | 144.0747    | 161.36         | 371,935        | 2001 | 2010 | 0    | 0    | 15.00 | 85.00  |  |  |
| 1 SINGLE FAM 100% - 2022 Heated Area: 1918 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |       |        |  |  |



| Quality          | 06               | 06            |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 02   |      |              |                      |
| NEIGHBORHOOD/LOC | 4717.00          | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,918            | 100           |      | 1,918        | 263,065              |
| FGR              | 460              | 55            |      | 253          | 34,700               |
| FOP              | 128              | 30            |      | 38           | 5,212                |
| FOP              | 319              | 30            |      | 96           | 13,167               |
| TOTALS           | 2,825            |               |      | 2,305        | 316,145              |

| COLUMBIA COUNTY PROPERTY  |           |  | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              |           |  | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |           |  | 316,145     |   |
| TOTAL MARKET OB/XF VALUE  |           |  | 12,782      |   |
| TOTAL LAND VALUE - MARKET |           |  | 137,638     |   |
| TOTAL MARKET VALUE        |           |  | 466,565     |   |
| SOH/AGL Deduction         |           |  | 110,072     |   |
| ASSESSED VALUE            |           |  | 356,493     |   |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |   |
| BASE TAXABLE VALUE        |           |  | 305,082     |   |
| TOTAL JUST VALUE          |           |  | 466,565     |   |
| NCON VALUE                |           |  | 0           |   |
| INCOME VALUE              |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |           |  | 451,515     |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000055476  | Remodel          | 14,475 | 04/14/2026 |
| 000043253  | Roof Replacement | 16,288 | 11/24/2021 |
| 17967      | SFR              | 323    | 02/22/2001 |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1451/1033                      | 10/29/2021 | WD        | Q     | I     | 01     | 429,000    |
| GRANTOR: THE PATTON LIVING TRU |            |           |       |       |        |            |
| GRANTEE: TOLBERT STEPHEN M     |            |           |       |       |        |            |
| 1235/1988                      | 5/30/2012  | QC        | U     | I     | 11     | 100        |
| GRANTOR: JACKIE W & LOYE I PAT |            |           |       |       |        |            |
| GRANTEE: JACKIE W & LOYE I 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              | 0180       | FPLC 1STRY  | 0       | 100 | 0  | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2001    | 2001        | 3 | 100    | 2,000           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 794.00 | UT | 3.00     | 3.00           | 100       | 2001    | 2001        | 3 | 100    | 2,382           |       |
| 3              | 0040       | BARN, POLE  | 0       | 100 | 24 | 840.00 | UT | 10.00    | 10.00          | 100       | 2001    | 2001        | 3 | 100    | 8,400           |       |

1510 SW OLD LAKE CITY TER, HIGH SPRINGS  
 BLD DATE  
 XF DATE  
 INC DATE  
 LGL DATE  
 LAND DATE 05/06/2026 MLU  
 AG DATE

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W24 S8 FOP= W43 S8 E30 R3 U3 E4 D3 R3 R3 U3 N5\$ S5 D3 L3 L3 U3 W4 D3 L3 W30 S33 E12 FOP= S8 E16 N8 W16\$ E28 N9 E7 FGR= E20 N23 W20 S23\$ N23 E20 N17\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF 12,782 |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |     | A-1      | 0.00  | 0.00  | 1.01        | AC        |     | 1.00     | 1.00   | 1.25               | 11,000.00  | 13,750.00      | 13,888     |                             |      |         |      |     |    |        |
| 2                | 9900     | C   | AC NON-AG            | 100 |     | A-1      | 0.00  | 0.00  | 9.00        | AC        |     | 1.00     | 1.00   | 1.25               | 11,000.00  | 13,750.00      | 123,750    |                             |      |         |      |     |    |        |