

COMM NW COR OF SEC 5, S 587.37 F  
OF NW CIRPPLE CREEK ST, N 37 DEG  
47 DEG E 24.33 FOR POB, CONT NE

GRAHAM DEBORAH  
1502 NE CRIPPLE CREEK ST  
LAKE CITY, FL 32055

**2026**

05-2S-17-04669-010  
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |              |
|--------------------------|------------------|--------------|--------------|
| ELEMENT                  | CD               | CD           | CONSTRUCTION |
| Exterior Wall            | 31               | VINYL        | SID 100      |
| Exterior Wall            | 00               | N/A          | 0            |
| Roof Structure           | 03               | GABLE/HIP    | 100          |
| Roof Cover               | 14               | PREFIN MT    | 100          |
| Interior Wall            | 05               | DRYWALL      | 100          |
| Interior Floor           | 08               | SHT VINYL    | 50           |
| Interior Floor           | 14               | CARPET       | 50           |
| Air Condition            | 03               | CENTRAL      | 100          |
| Heating Type             | 04               | AIR DUCTED   | 100          |
| Bedrooms                 |                  | 2            | 100          |
| Bathrooms                |                  | 4            | 100          |
| Frame                    | 01               | NONE         | 100          |
| Stories                  | 1.               | 1.           | 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     | 03           |
| NEIGHBORHOOD/LOC         | 5217.00          | 1.00/        |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR         |
| BAS                      | 2,040            | 100          | 2024         |
| TOTALS                   | 2,040            |              | 2,040        |

| MARKET ADJUSTMENTS |       |           |             |                |                   |     |     |      |      |            |         |
|--------------------|-------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------------|---------|
| TYPE               | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB | ECON | FNCT | NORM       | % COND  |
| 1                  | MANUF | 3         | 100%        | - 2024         | Heated Area: 2040 |     |     |      |      | HX Base Yr | 2024    |
|                    |       |           |             |                |                   |     |     |      |      |            |         |
| TOTALS             |       |           |             |                | 2,040             |     |     |      |      |            | 239,475 |

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 239,475  |
| TOTAL MARKET OB/XF VALUE  |           |             | 39,250   |
| TOTAL LAND VALUE - MARKET |           |             | 70,800   |
| TOTAL MARKET VALUE        |           |             | 315,790  |
| SOH/AGL Deduction         |           |             | 5,430    |
| ASSESSED VALUE            |           |             | 310,360  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 51,411   |
| BASE TAXABLE VALUE        |           |             | 258,949  |
| TOTAL JUST VALUE          |           |             | 349,525  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 352,293  |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000050209  | Electrical Servic | 0      | 06/26/2024 |
| 000046169  | Storage Building  | 12,000 | 12/27/2022 |
| 000045658  | Mobile Home       |        | 10/11/2022 |

| SALES DATA              |           |           |     |     |        |            |
|-------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number       | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1492/255                | 6/05/2023 | WD        | U   | I   | 11     | 100        |
| GRANTOR: LIZZA JONATHAN |           |           |     |     |        |            |
| GRANTEE: LIZZA JONATHAN |           |           |     |     |        |            |
| 1474/211                | 8/24/2022 | QC        | U   | V   | 11     | 100        |
| GRANTOR: LIZZA JONATHAN |           |           |     |     |        |            |
| GRANTEE: GRAHAM DEBORAH |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |           |                |           |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-----------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R     | ADJ UNIT PRICE | ORIG COND |
| 1              | 0296       | SHED METAL  | 0   | 100 | 0 | 0 | 1.00  | UT | 600.00    | 600.00         | 100       |
| 2              | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0 | 1.00  | UT | 500.00    | 500.00         | 100       |
| 3              | 0030       | BARN, MT    | 0   | 100 | 0 | 0 | 1.00  | UT | 18,750.00 | 18,750.00      | 100       |
| 4              | 9945       | Well/Sept   | 0   | 100 | 0 | 0 | 1.00  | UT | 7,000.00  | 7,000.00       | 100       |
| 5              | 0296       | SHED METAL  | 0   | 100 | 0 | 0 | 1.00  | UT | 2,800.00  | 2,800.00       | 100       |
| 6              | 0030       | BARN, MT    | 0   | 100 | 0 | 0 | 1.00  | UT | 4,200.00  | 4,200.00       | 100       |
| 7              | 0104       | GENERATOR   | 0   | 100 | 0 | 0 | 1.00  | UT | 6,000.00  | 6,000.00       | 100       |

| TOTAL OB/XF                         |  |           |  |            |  |     |  |  |  |  |  |
|-------------------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|
| 39,250                              |  |           |  |            |  |     |  |  |  |  |  |
| 1502 NW CRIPPLE CREEK ST, LAKE CITY |  |           |  |            |  |     |  |  |  |  |  |
| BLD DATE                            |  | LGL DATE  |  | 04/14/2025 |  | MLU |  |  |  |  |  |
| XF DATE                             |  | LAND DATE |  |            |  |     |  |  |  |  |  |
| INC DATE                            |  | AG DATE   |  |            |  |     |  |  |  |  |  |

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

| BUILDING DIMENSIONS                           |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=-54,-19] E68 S30 W68 N30 \$ |  |  |  |  |  |  |  |  |  |  |  |

| 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 | DPHT 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               | 100 |     |          |       |       | 5.80        | AC        |     | 1.00        | 1.00   | 1.00    | 6,000.00   | 6,000.00       | 34,800     |                             |      |         |      |     |    |        |
| 2                | 5500     | A   | TIMBER 2             | 0   |     | A-1      | 0.00  | 0.00  | 5.00        | AC        |     | 1.00        | 1.00   | 1.00    | 445.00     | 445.00         | 2,225      |                             |      |         |      |     |    |        |
| 3                | 5910     | A   | SWAMP/CYPRES         | 100 |     |          |       |       | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 40.00      | 40.00          | 40         |                             |      |         |      |     |    |        |
| 4                | 9910     | M   | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 6.00        | AC        |     | 1.00        | 1.00   | 1.00    | 6,000.00   | 6,000.00       | 36,000     |                             |      |         |      |     |    |        |