

COMM AT SW COR OF NW1/4, RUN N
976.20 FT, E 1032 FT TO W R/W
LINE OF US-41, S ALONG R/W 100

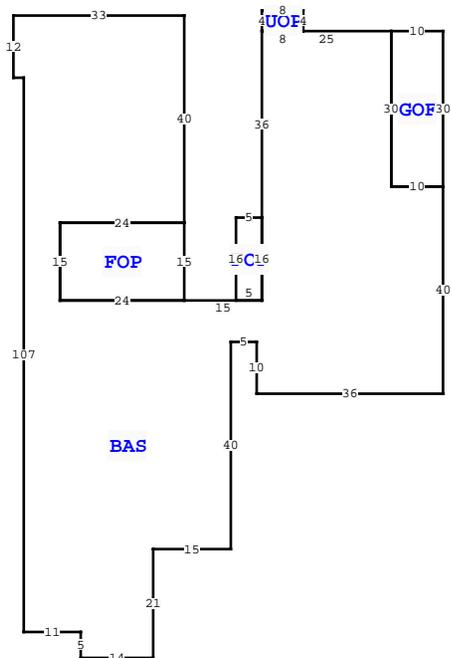
MABCO LLC
1206 SW MAIN BLVD, SUITE 101
LAKE CITY, FL 32025

2026

05-4S-17-07665-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|-----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | MSNRY STUC 100 | |
| Roof Structur | 04 | WOOD TRUSS 100 | |
| Roof Cover | 04 | BUILT-UP 70 | |
| Roof Cover | 12 | MODULAR MT 30 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floo | 06 | VINYL ASB 50 | |
| Interior Floo | 14 | CARPET 50 | |
| Ceiling | 02 | F.NOT SUS 100 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Fixtures | | 10 100 | |
| Frame | 03 | MASONRY 100 | |
| Story Height | | 8 100 | |
| RMS | | 23 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Condition Adj | 02 | 02 100 | |
| Quality | 01 | 01 | |
| DOR CODE | 1900 | PROFESS SVC/BLD | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 5417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 5,967 | 100 | |
| FOP | 80 | 30 | |
| FOP | 360 | 30 | |
| GOF | 300 | 125 | |
| UOP | 32 | 20 | |
| TOTALS | 6,739 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | OFFICE LOW | 0% | 0 | | | | | | | | | Heated Area: 6267 | |
| | | | | | | | | | | | | HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 2 | 1 |
|---------------------------|--|-----------|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 1 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 199,257 | |
| TOTAL MARKET OB/XF VALUE | | | 8,500 | |
| TOTAL LAND VALUE - MARKET | | | 185,625 | |
| TOTAL MARKET VALUE | | | 393,382 | |
| SOH/AGL Deduction | | | 0 | |
| ASSESSED VALUE | | | 393,382 | |
| TOTAL EXEMPTION VALUE | | | 0 | |
| BASE TAXABLE VALUE | | | 393,382 | |
| TOTAL JUST VALUE | | | 393,382 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | 0 | |
| PREVIOUS YEAR MKT VALUE | | | 388,111 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1255/1964 | 6/03/2013 | WD | U | I | 30 | 200,000 |
| GRANTOR: D B ESPENSHIP (A/K/A) | | | | | | |
| GRANTEE: MABCO LLC | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| GOF= W10 BAS= W25 UOP= N4 E8 S4 W8\$ S36 FOP= W5 S16 E5 N16\$ S16 W15 FOP= N15 W24 S15E24\$ W24 N15 E24 N40 W33 S12 E2 S107 E11 S5 E14 N21 E15 N40 E5 S10 E36 N40 W10 N30\$ S30 E10 N30\$. | | | | | | | | | | | | | |

| 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 1.00 | UT | 17,000.00 | 17,000.00 | 50 | 0 | 0 | 3 | 50 | 8,500 | |

| 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 | 1900 | C | PROF BLDG | 0 | | CG | 165.00 | 250.00 | 41,250.00 | SF | | 1.00 | 1.00 | 1.00 | 4.50 | 4.50 | 185,625 | | | | | | | |

COMM AT SW COR OF NW1/4, RUN N
976.20 FT, E 1032 FT TO W R/W
LINE OF US-41, S ALONG R/W 100

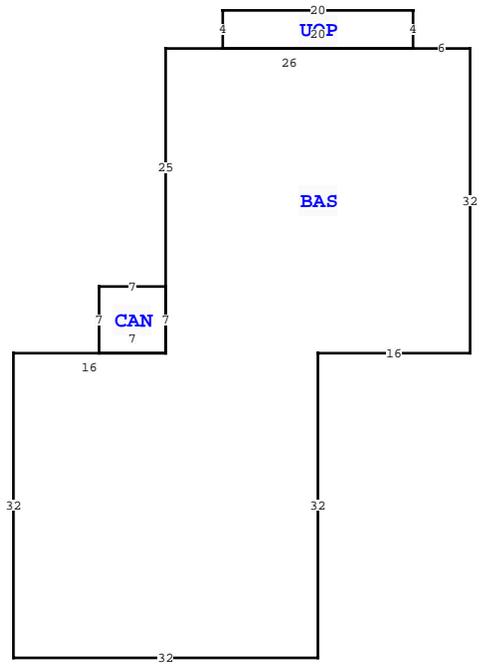
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2026

05-4S-17-07665-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----------------------|--------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 17 | MSNRY STUC | 100 |
| Roof Structur | 04 | WOOD TRUSS | 100 |
| Roof Cover | 04 | BUILT-UP | 100 |
| Interior Wall | 04 | PLYWOOD | 100 |
| Interior Floo | 14 | CARPET | 90 |
| Interior Floo | 06 | VINYL ASB | 10 |
| Ceiling | 02 | F.NOT SUS | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Fixtures | | 13 | 100 |
| Frame | 03 | MASONRY | 100 |
| Story Height | | 8 | 100 |
| RMS | | 15 | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Quality | 01 | 01 | |
| DOR CODE | 1900 PROFESS SVC/BLD | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 5417.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,048 | 100 | |
| CAN | 49 | 30 | |
| UOP | 80 | 20 | |
| TOTALS | 2,177 | | |
| TOTALS | | 2,079 | 52,453 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 4900 | 04 | 2,079 | 66.3957 | 50.46 | 104,906 | 1967 | 1967 | 0 | 0 | 50.00 | 50.00 | | |
| 2 OFFICE LOW 0% - 0 Heated Area: 2048 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 2 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 199,257 |
| TOTAL MARKET OB/XF VALUE | | | 8,500 |
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| TOTAL MARKET VALUE | | | 393,382 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 393,382 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 393,382 |
| TOTAL JUST VALUE | | | 393,382 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 388,111 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
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| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1255/1964 | 6/03/2013 | WD | U | I | 30 | 200,000 |
| GRANTOR: D B ESPENSHIP (A/K/A) | | | | | | |
| GRANTEE: MABCO LLC | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|-----------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | | |

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N4 W20 S4 E20\$ W26 S25 CAN= W7 S7E7 N7\$ S7 W16 S32 E32 N32 E16 N32 \$.

| 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 |
| | | | | | | | | | | | | | | | | |

| 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 | |
| | | | | | | | | | | | | | | | | | | | | | | | | | |