

COMM SW COR OF SW1/4 OF NE1/4, R
S LINE OF THE NE1/4 565.01 FT TO
391.74 FT, E 696.76 FT, S 165.70

KASPER JEFFREY/MAYNARD SANDRA L
220 SW SCRUBTOWN RD
FORT WHITE, FL 32038-3192

2026

05-7S-17-09899-001
VALUATION SUMMARY

| 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 | 03 | COMP SHNGL | 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 | | 3 | 100 |
| Bathrooms | | 2 | 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 | 0200 | MOBILE HOME | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 5717.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 972 | 100 | 2023 |
| TOTALS | 972 | | 68,576 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------|-----------|-------------|----------------|------------------|-----------------|-----|------|------|------|--------|----------|---------|----------|----------|-----------|---------|--|--|--|------------|-----|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | |
| 1 | MANUF | 1 | 100% | - 2023 | | | | | | | | | | | | | | | | | | | |
| | | | | | Heated Area: 972 | | | | | | | | | | | | | | | | | | |
| | | | | | | HX Base Yr 2023 | | | | | | | | | | | | | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2023 </div> | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/06/2026 | MLU | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | |
| | | | 05/06/2026 | MLU | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|--|--------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 68,576 | |
| TOTAL MARKET OB/XF VALUE | | 54,488 | |
| TOTAL LAND VALUE - MARKET | | 65,130 | |
| TOTAL MARKET VALUE | | 188,194 | |
| SOH/AGL Deduction | | 19,713 | |
| ASSESSED VALUE | | 168,481 | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | 117,070 | |
| TOTAL JUST VALUE | | 188,194 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 173,341 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000048038 | Electrical Servic | 0 | 09/06/2023 |
| 000040364 | Storage Building | 25,000 | 08/17/2020 |
| 40364 | STORAGE | 0 | 08/17/2020 |
| 30880 | M H | 537 | 03/28/2013 |
| 20543 | M H | 125 | 03/21/2003 |

| SALES DATA | | | | | | |
|-------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1492/325 | 5/30/2023 | WD | U | I | 11 | 100 |
| GRANTOR: MAYNARD SANDRA | | | | | | |
| GRANTEE: MAYNARD SANDRA | | | | | | |
| 1460/924 | 2/23/2022 | QC | U | I | 11 | 100 |
| GRANTOR: MAYNARD SANDRA | | | | | | |
| GRANTEE: KASPER JEFFREY | | | | | | |

| EXTRA FEATURES | | 220 SW SCRUBTOWN RD, FORT WHITE | | | | | | | | | | | | | | |
|----------------|------------|---------------------------------|---------|-----|----|-------|----|-------|----------------|-----------|----------|-------------|------|--------|-----------------|--------|
| 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 | 0296 | SHED METAL | 0 | 100 | 12 | 36 | | | 432.00 | UT | 9.00 | 2013 | 2013 | 3 | 100 | 3,888 |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 20 | | | 200.00 | UT | 9.00 | 2013 | 2013 | 3 | 100 | 1,800 |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | | 1.00 | UT | 7,000.00 | | | 3 | 100 | 7,000 |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | | 1.00 | UT | 500.00 | 2021 | 2020 | | 100 | 500 |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | | 1.00 | UT | 1,500.00 | 2021 | 2020 | | 100 | 1,500 |
| 6 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | | | 1.00 | UT | 1,800.00 | 2021 | 2020 | | 100 | 1,800 |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | | | 1.00 | UT | 500.00 | 2021 | 2020 | | 100 | 500 |
| 8 | 0030 | BARN,MT | 0 | 100 | 30 | 50 | | | 1,500.00 | UT | 25.00 | 2024 | 2023 | | 100 | 37,500 |

| TOTAL OB/XF | | | | | | | | | | | | 54,488 | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|
| | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=17,21] E36 S27 W36 N27 \$ | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | 54,488 | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | |