

COMM AT SW COR OF SEC, RUN N 132
W 51.81 FT N 1439.54 FT, N 856.8
FT, N 466.36 FT, EAST 613.71 FT,

GANSKOP PROPERTIES 2 LLC
175 NW AMENITY CT
LAKE CITY, FL 32055

2026

06-4S-16-02785-007


| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | |
|------------------------------|----|------------------|----------|-------------|-----------|--------------------|----------------|----------------|-----|----------------------|------|------|------|--------|---|--------------------------|--|--|-------------------|--|--|--|-----|-------------------|----------------------------|------------|--|-----------|--|--------------------|--|------------|--|--|
| ELEMENT | CD | CONSTRUCTION | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 139,125 TOTAL MARKET VALUE 139,125 SOH/AGL Deduction 0 ASSESSED VALUE 139,125 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 139,125 TOTAL JUST VALUE 139,125 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 129,850 | | | | | | | | | | | | | | | | | | | |
| DOR CODE 9900 NON AG ACREAGE | | | | | | | | | | | | | | | PERMIT NUM | | | | DESCRIPTION | | | | AMT | | ISSUED | | | | | | | | | |
| MAP NUM | | | MKT AREA | | 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC | | | 6416.00 | | 1.00/ | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | | |
| AREA TYPE | | TOTAL GROSS AREA | | PCT OF BASE | | YEAR | | TOT ADJ AREA | | SUBAREA MARKET VALUE | | | | | | | | | | | | | | OFF RECORD Number | | DATE | | TYPE INST | | Q / V / I / RSN CD | | SALE PRICE | | |
| | | | | | | | | | | | | | | | | | | | | | | | | 1552/1908 | | 10/24/2025 | | WD Q | | I 05 | | 500,000 | | |
| | | | | | | | | | | | | | | | GRANTOR: STEPHENSON DEBORAH E | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | GRANTEE: GANSKOP PROPERTIES | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | 1261/2282 | | 9/24/2013 | | WD U | | V 30 | | 100 | | |
| | | | | | | | | | | | | | | | GRANTOR: VIRGINIA ELLIS | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | GRANTEE: DEBORAH STEPHENSON | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | BLD DATE | | | | | | | | | | LGL DATE | | | | | | | | | |
| | | | | | | | | | | | | | | | XF DATE | | | | | | | | | | LAND DATE | | | | | | | | | |
| | | | | | | | | | | | | | | | INC DATE | | | | | | | | | | AG DATE | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | 05/04/2026 MLU | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 9900 | C | AC NON-AG | 0 | | | | | 18.55 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 139,125 | | | | | | | |