

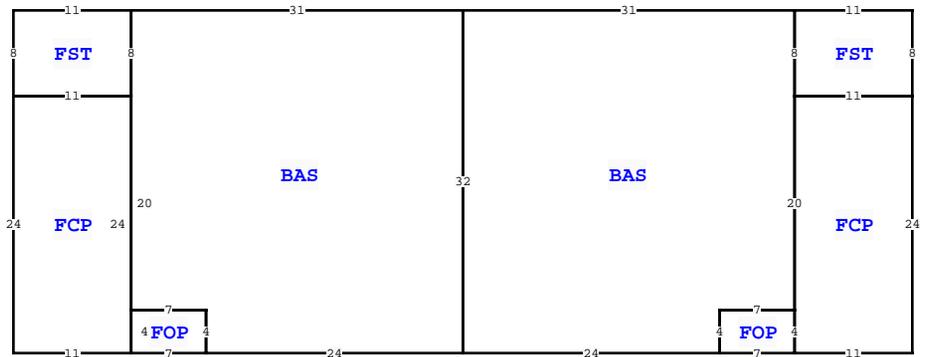
COMM NW COR OF SW1/4 OF NE1/4,
 RUN S 139.86 FT, E 855.31 FT
 FOR POB, RUN N 146.89 FT, E

MCLEAN NANCY CAROL
 269 SE PUEBLO WAY
 LAKE CITY, FL 32025

2026

06-4S-17-08007-000


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|-------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Story Height | | 8 | 100 |
| RMS | | 0 | 100 |
| Stories | 0 | 0 | 100 |
| Units | | 2 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0800MULTI-FAM <10 | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6417.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 964 | 100 | |
| BAS | 964 | 100 | |
| FCP | 264 | 25 | |
| FCP | 264 | 25 | |
| FOP | 28 | 30 | |
| FOP | 28 | 30 | |
| FST | 88 | 55 | |
| FST | 88 | 55 | |
| TOTALS | 2,688 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--|--|----------|---------|----------|----------|-----------|---------|--|--|--|--|------------|-----|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | | |
| 1 | DUPLX | 0% | - 0 | | | | | | | | | | | | | | | | | | | | | | |
| Heated Area: 1928 HX Base Yr | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <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></td> <td>04/21/2023</td> <td>MLU</td> </tr> </tbody> </table> | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | 04/21/2023 | MLU |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | |
| | | | | 04/21/2023 | MLU | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|--------------------------------|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 135,715 |
| TOTAL MARKET OB/XF VALUE | | | 620 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 154,835 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 154,835 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 154,835 |
| TOTAL JUST VALUE | | | 154,835 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 153,917 |
| LAND:1:1: 145 X 89.89 + 85 SF. | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| | | | |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1150/1009 | 5/09/2008 | WD | Q | I | | 149,000 |
| GRANTOR: MIKE LIENEMANN | | | | | | |
| GRANTEE: NANCY CAROL MCLEAN | | | | | | |
| 1049/1355 | 5/25/2005 | WD | Q | I | 01 | 100 |
| GRANTOR: JEANNE S GREENE DAY | | | | | | |
| GRANTEE: MIKE LIENEMANN | | | | | | |

| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 620 | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W31 BAS= W31 FST= W11 S8 E11N8S8 FCP= W11 S24 E11 N24S S20 FOP= S4 E7 N4 W7S E7 S4 E24 N32S S32 E24 FOP= E7 N4 W7 S4S N4 E7FCP= S4 E11 N24 W11 S20S N20 FST= E11 N8 W11 S8S N8S. | | | | | | | | | | | | | |

| 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 | 0800 | C | MULTI-FAM | 0 | | *RMF | 145.00 | 90.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |