COMM NW COR OF SEC 6, RUN E ALON
FT FOR POB, CONT E 544.47 FT TO
ACL RR, S 29 DEG W ALONG SAID W

C A BOONE CONSTRUCTION INC
P O BOX 3236
LAKE CITY, FL 32056

2027

06-4S-17-08034-000

BUILDING CHARACTERISTICS

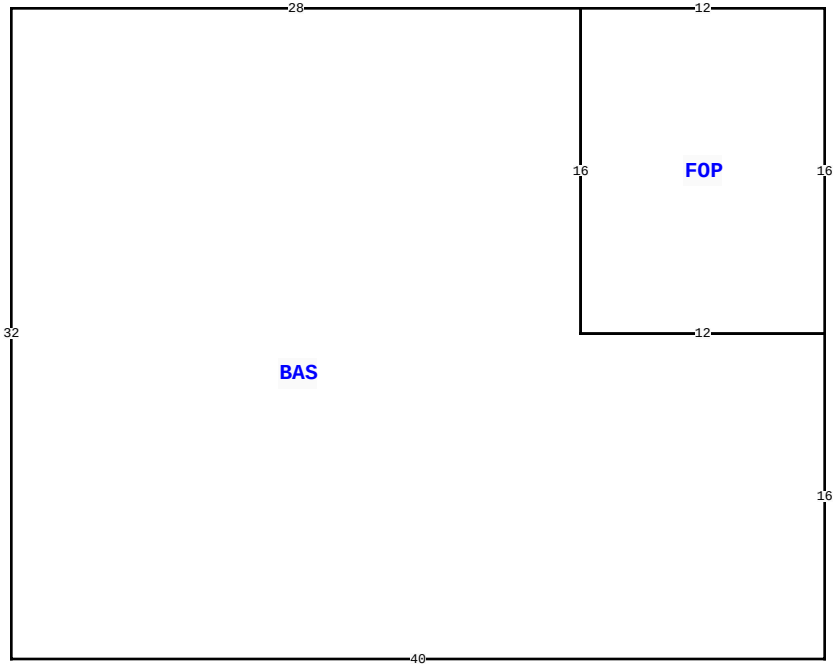
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	4801	WAREHOUSE/STOR/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	61,894
FOP	192	30		58	3,299
TOTALS	1,280			1,146	65,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,146	79.5600	87.52	100,298	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1088 HX Base Yr



970 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	
3	0140	CLFENCE 6	0	0	0	0	280.00	UT	8.00	8.00	100	2026	2025		100	2,240	
4	0260	PAVEMENT-A	0	0	0	0	29,545.00	UT	2.00	2.00	100	2026	2025		100	59,090	
5	0166	CONC,PAVMT	0	0	0	0	1,800.00	UT	4.00	4.00	100	2026	2025		100	7,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	769,088
TOTAL MARKET OB/XF VALUE	68,980
TOTAL LAND VALUE - MARKET	133,400
TOTAL MARKET VALUE	971,468
SOH/AGL Deduction	0
ASSESSED VALUE	971,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	971,468
TOTAL JUST VALUE	971,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	972,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050469	New Commercial Co	700,000	02/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1453/487	11/19/2021	WD	U	I	30	245,000
GRANTOR: HALL DEBBIE MERRITT						
GRANTEE: C A BOONE CONSTRUCT						
1338/0533	6/02/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ETHEL MERRITT(LE)&						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 S32 E40 N16 W12 N16 $
FOP=[ORIG=12,16] N16 W12 S16 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 68,980

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	4817	C	STORG/ OFF	0		CG	0.00	0.00	43,560.00	SF		1.00	1.00	1.00	2.50	2.50	108,900							
2	0100	C	SFR	0			0.00	0.00	1.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	24,500							

REVIEW DATE 02/17/2026 BY mark Total Acres: 2.75 Total Land Value: 133,400 Market: 0 Agricultural: 0 Common: 133,400 PRINTED 11/16/2026 BY SYS

COMM NW COR OF SEC 6, RUN E ALON
FT FOR POB, CONT E 544.47 FT TO
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BUILDING CHARACTERISTICS

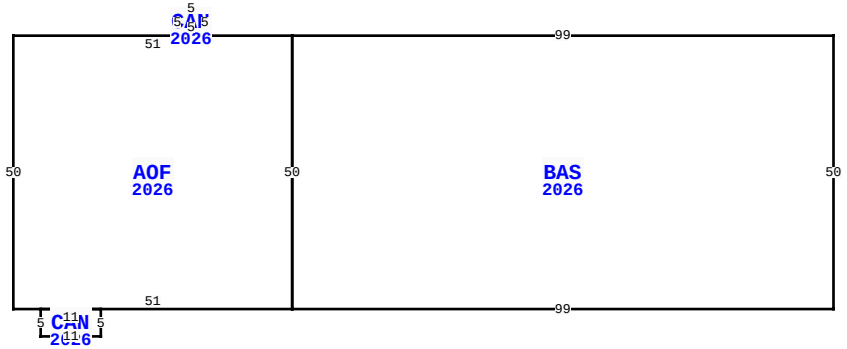
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		10 100
Frame	05	STEEL 100
Story Height		18 100
RMS		11 100
Stories	1.5	1.5 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	4801	WAREHOUSE/STOR/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,130	150	2026	3,195	187,506
AOF	2,550	150	2026	3,825	224,479
BAS	4,950	100	2026	4,950	290,502
CAN	25	30	2026	8	469
CAN	55	30	2026	16	939
TOTALS	9,710			11,994	703,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	11,994	156.0106	59.28	711,004	2025	2025	0	0	0	1.00	99.00

2 PREF M B A 0% - 2026 Heated Area: 9630 HX Base Yr



970 SW ARLINGTON BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE	
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GRANTEE: C A BOONE CONSTRUCT						
1338/0533	6/02/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ETHEL MERRITT(LE)&						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=61,6] S50 E99 N50 W99 $
AOF=[YR=2026;ORIG=10,6] S50 E51 N50 W51 $
AOF=[YR=2026;ORIG=10,70] S50 E15 N20 E21 S20 E15 N50 W51 $
CAN=[YR=2026;ORIG=15,56] S5 E11 N5 W11 $
CAN=[YR=2026;ORIG=40,1] S5 E5 N5 W5 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/17/2026 BY mark Total Acres: 2.75 Total Land Value: 133,400 Market: 0 Agricultural: 0 Common: 133,400 PRINTED 11/16/2026 BY SYS