

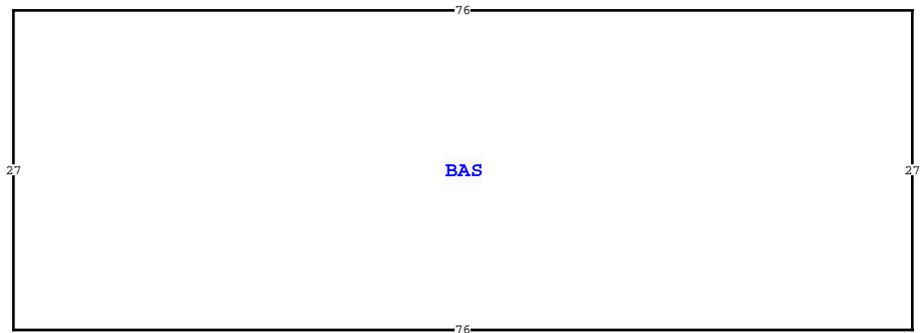
COMM NW COR OF NE1/4 OF SE1/4,
 RUN W 103.13 FT, S 393.40 FT
 FOR POB, CONT S 874.28 FT TO

WIGGS WAYNE M/WIGGS LUANN M
 361 SW NORMA JEAN GLN
 LAKE CITY, FL 32024

2026

06-6S-17-09615-008


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|---------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 12 | HARDWOOD | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architectual Units | 01 | CONV | 100 |
| | | 0 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 5000 IMPROVED AG | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 6617.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,052 | 100 | |
| TOTALS | 2,052 | | 188,355 |

| 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% | - 2017 | Heated Area: 2052 | | | HX Base Yr 2017 | | | | |
|  | | | | | | | | | | | | |
| TOTALS | 2,052 | | 2,052 | | 188,355 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 |
|---------------------------|-------------|-----|------------|--------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 3 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 188,355 | |
| TOTAL MARKET OB/XF VALUE | | | | 15,850 | |
| TOTAL LAND VALUE - MARKET | | | | 110,770 | |
| TOTAL MARKET VALUE | | | | 217,852 | |
| SOH/AGL Deduction | | | | 149,491 | |
| ASSESSED VALUE | | | | 68,361 | |
| TOTAL EXEMPTION VALUE | | | | HX HB 43,361 | |
| BASE TAXABLE VALUE | | | | 25,000 | |
| TOTAL JUST VALUE | | | | 314,975 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 300,430 | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| 33412 | M H | 411 | 09/30/2015 | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1404/2637 | 1/17/2020 | WD | U | I | 30 | 100 |
| GRANTOR: JANET F SCHAAFSMA & W | | | | | | |
| GRANTEE: WAYNE M & LUANN M W | | | | | | |
| 1324/2271 | 10/28/2016 | WD | Q | I | 01 | 142,500 |
| GRANTOR: DONALD L JR & ANGELA | | | | | | |
| GRANTEE: WAYNE M & LUANN M W | | | | | | |

| 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 |
| 1 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 1.00 | 0.00 | 100 | 2015 | 2015 |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | | 1.00 | 0.00 | 100 | 2017 | 2017 |
| 3 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | | 1.00 | 0.00 | 100 | 2017 | 2017 |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | | 1.00 | 0.00 | 100 | 2017 | 2017 |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | 7,000.00 | 100 | | |
| 6 | 0031 | BARN, MT AE | 0 | 100 | 18 | 25 | | 450.00 | 11.00 | 100 | 2017 | 2017 |
| 7 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | | 1.00 | 0.00 | 100 | 2017 | 2017 |
| 8 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | | 1.00 | 0.00 | 100 | 2017 | 2017 |

| TOTAL OB/XF | | | | | | | | | | | | | 15,850 | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | | | | |
| 1 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.06 | AC | | 1.00 | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 9.06 | AC | | 1.00 | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W76 S27 E76 N27S. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | 15,850 | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|--|--|--|--------|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | | | | | | | | |
| 1 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 9.06 | AC | | 1.00 | | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 9.06 | AC | | 1.00 | | | | | | | | |