SE1/4 OF NW1/4 & NE1/4 OF SW1/4
OF LOT 3 & LOT 4 EX NORTH 40 FT
WSTRN MOST 108 FT, HIGHLAND FARM

KAISER MARIANNA
610 SW NORMAN JEAN GLN
LAKE CITY, FL 32024

2027

06-6S-17-09620-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG

MAP NUM | MKT AREA 02

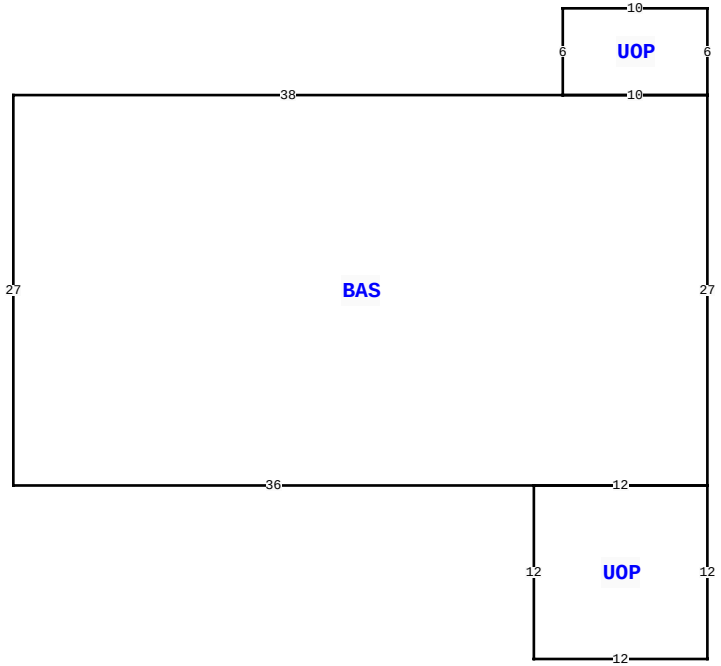
NEIGHBORHOOD/LOC 6617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	35,085
UOP	60	25		15	406
UOP	144	25		36	974
TOTALS	1,500			1,347	36,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,347	112.8000	67.68	91,165	1994	1994	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2020 Heated Area: 1296 HX Base Yr 2020



610 SW NORMA JEAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1994	1994	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	900	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		317,292
TOTAL MARKET OB/XF VALUE		16,100
TOTAL LAND VALUE - MARKET		315,800
TOTAL MARKET VALUE		503,164
SOH/AGL Deduction		149,395
ASSESSED VALUE		353,769
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,358
TOTAL JUST VALUE		649,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,314

SALE:2:1: SUMMARY ADMINISTRATION CASE #93-348-CP

SALE:1:1: 80 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041841	New Residential C	32,000	05/03/2021
8679	M H	125	08/02/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0663	5/22/2019	WD	U	I	11	100
GRANTOR: MARIANNA KAISER & ALL						
GRANTEE: MARIANNA KAISER						
1250/1550	2/20/2013	WD	U	I	11	100
GRANTOR: ROBERT CULPEPPER (CW						
GRANTEE: CLIFFORD RAY CULPEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S27 E36 UOP= S12 E12 N12 W12$ E12 N27 UOP= N6 W10 S6 E10$ W10$.

LAND DESCRIPTION

TOTAL OB/XF 16,100

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	0200	C	MBL HM	100		A-1	0.00	0.00	29.22	AC		1.00	1.00	1.00	5,500.00	5,500.00	160,710							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	27.98	AC		1.00	1.00	1.00	281.00	281.00	7,862							
3	9630	C	SWAMP	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	100.00	100.00	1,200							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	27.98	AC		1.00	1.00	1.00	5,500.00	5,500.00	153,890							

REVIEW DATE 05/06/2024 BY mark Total Acres: 69.20 Total Land Value: 169,772 Market: 153,890 Agricultural: 7,862 Common: 161,910 PRINTED 11/17/2026 BY SYS

SE1/4 OF NW1/4 & NE1/4 OF SW1/4
OF LOT 3 & LOT 4 EX NORTH 40 FT
WSTRN MOST 108 FT, HIGHLAND FARM

KAISER MARIANNA
610 SW NORMAN JEAN GLN
LAKE CITY, FL 32024

2027

06-6S-17-09620-000

BUILDING CHARACTERISTICS

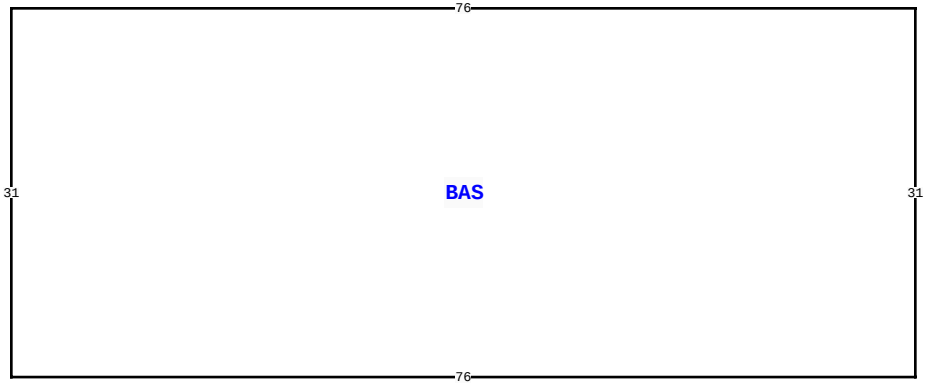
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	32	HARDIE BRD 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	197,682
TOTALS	2,356			2,356	197,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,356	114.2000	106.21	250,231	2015	2015	0	0	0	21.00	79.00

2 MANUF 1 100% - 2020 Heated Area: 2356 HX Base Yr 2020



610 SW NORMA JEAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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 3 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,358
TOTAL JUST VALUE		649,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0663	5/22/2019	WD	U	I	11	100
GRANTOR: MARIANNA KAISER & ALL						
GRANTEE: MARIANNA KAISER						
1250/1550	2/20/2013	WD	U	I	11	100
GRANTOR: ROBERT CULPEPPER (CW						
GRANTEE: CLIFFORD RAY CULPEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S31 E76 N31$.

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 05/06/2024 BY mark Total Acres: 69.20 Total Land Value: 169,772 Market: 153,890 Agricultural: 7,862 Common: 161,910 PRINTED 11/17/2026 BY SYS

SE1/4 OF NW1/4 & NE1/4 OF SW1/4
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WSTRN MOST 108 FT, HIGHLAND FARM

KAISER MARIANNA
610 SW NORMAN JEAN GLN
LAKE CITY, FL 32024

2027

06-6S-17-09620-000

BUILDING CHARACTERISTICS

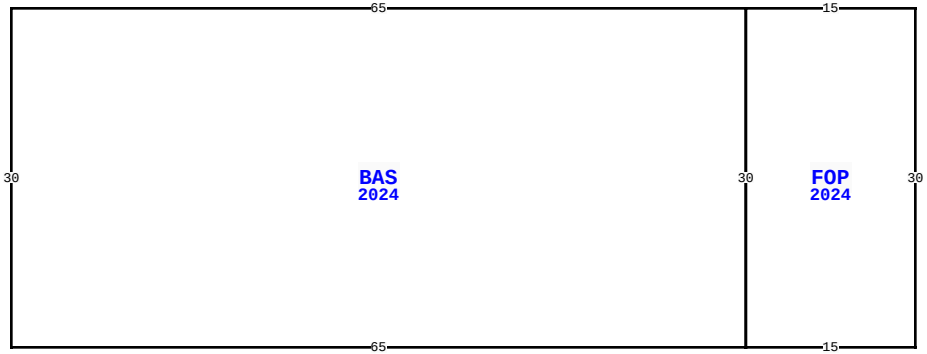
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bathrooms		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2024	1,950	77,761
FOP	450	30	2024	135	5,384
TOTALS	2,400			2,085	83,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	01	2,085	106.0000	40.28	83,984	2023	2023	0	0	0	1.00	99.00

3 PREF M B A 100% - 2024 Heated Area: 1950 HX Base Yr 2020



610 SW NORMA JEAN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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 3 of 3 — 3

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: MARIANNA KAISER						
1250/1550	2/20/2013	WD	U	I	11	100
GRANTOR: ROBERT CULPEPPER (CW						
GRANTEE: CLIFFORD RAY CULPEP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S30 E65 N30 W65 $
FOP=[YR=2024;ORIG=75,10] S30 E15 N30 W15 $
.

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 05/06/2024 BY mark Total Acres: 69.20 Total Land Value: 169,772 Market: 153,890 Agricultural: 7,862 Common: 161,910 PRINTED 11/17/2026 BY SYS