COMM SE COR OF N1/2 OF SE1/4 OF
32.32 FT TO W R/W US-41, NW ALON
FOR POB, CONT NW ALONG R/W 193.2

BALDWIN WHITEACRE LLC
229 N JOHN YOUNG PKWY
KISSIMMEE, FL 34741

2027

07-4S-17-08144-000

BUILDING CHARACTERISTICS

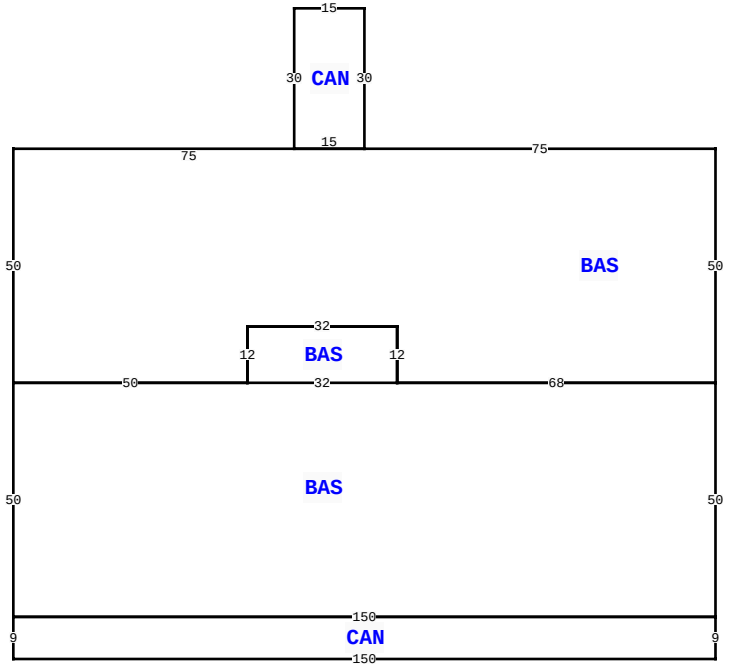
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	28	GLASS THRM 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	05	STEEL 100
Story Height		18 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100		384	10,368
BAS	7,116	100		7,116	192,132
BAS	7,884	100		7,884	212,868
CAN	450	30		135	3,645
CAN	1,350	30		405	10,935
TOTALS	17,184			15,924	429,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	15,924	118.4091	45.00	716,580	1990	1990	0	0	0	40.00	60.00

1 PREF M B A 0% - 2026 Heated Area: 15384 HX Base Yr



2658 SW MAIN 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
1	0166	CONC,PAVMT	0	0	150	50	7,500.00	UT	1.19	1.19	100	0	0	3	100	8,925	
2	0166	CONC,PAVMT	0	0	50	50	2,500.00	UT	1.19	1.19	100	0	0	3	100	2,975	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
5	0040	BARN,POLE	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	509,838
TOTAL MARKET OB/XF VALUE	16,100
TOTAL LAND VALUE - MARKET	110,261
TOTAL MARKET VALUE	636,199
SOH/AGL Deduction	0
ASSESSED VALUE	636,199
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	636,199
TOTAL JUST VALUE	636,199
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	636,199

SALE:2:1: 193.29 FF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047820	Signs - New or Ex	7,000	08/03/2023
000042757	Electrical Servic	0	09/15/2021
33127	REMODEL	175	06/26/2015
17991	REMODEL	345	02/28/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1037	1/17/2025	WD	U	I	37	850,000
GRANTOR: OKEFENOKE PROPERTIES						
GRANTEE: BALDWIN WHITEACRE L						
0740/1418	6/29/1990	WD	Q	I		275,000
GRANTOR: GIBSON MCDONALD						
GRANTEE: OKEFENOKE PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N50 W75 CAN= N30 W15 S30 E15$ W75 S50 E50 BAS= E32 N12 W32 S12$ N12 E32 S12 E68$ BAS= W68 N12 W32 S12 W50 S50 CAN= S9 E150 N9W150$ E150 N50$.

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	7200	C	SCHOOL PRI	0		CI	193.00	334.00	65,340.00	SF		1.00	1.00	0.75	2.25	1.69	110,261							

REVIEW DATE 05/29/2025 BY TP Total Acres: 1.50 Total Land Value: 110,261 Market: 0 Agricultural: 0 Common: 110,261 PRINTED 11/17/2026 BY SYS

COMM SE COR OF N1/2 OF SE1/4 OF
32.32 FT TO W R/W US-41, NW ALON
FOR POB, CONT NW ALONG R/W 193.2

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BUILDING CHARACTERISTICS

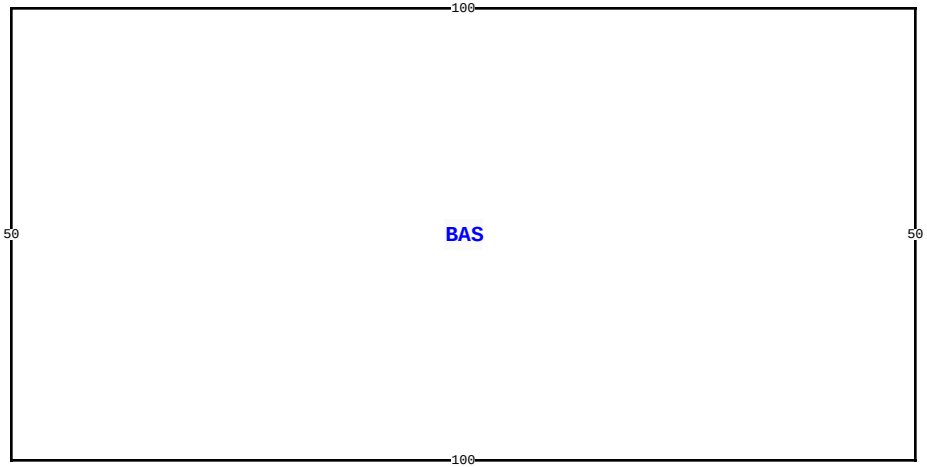
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,000	100		5,000	79,890
TOTALS	5,000			5,000	79,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	04	5,000	70.0862	26.63	133,150	1990	1990	0	0	0	40.00	60.00

2 PREF M B A 0% - 2026 Heated Area: 5000 HX Base Yr



2658 SW MAIN 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTOR: GIBSON MCDONALD						
GRANTEE: OKEFENOKE PROPERTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W100 S50 E100 N50$.

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 05/29/2025 BY TP Total Acres: 1.50 Total Land Value: 110,261 Market: 0 Agricultural: 0 Common: 110,261 PRINTED 11/17/2026 BY SYS