

COMM SE COR OF SW1/4 OF SE1/4, R
R/W CR-240 FOR POB, RUN W ALONG
640 FT, E 340.31 FT, S 640 FT TO

DELANEY JEFFREY M/DELANEY KIMBERLY ANNE
9393 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

07-5S-16-03486-005
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 100 |
| Interior Floor | 00 | N/A | 0 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 7516.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,202 | 100 | 2026 |
| FOP | 246 | 30 | 2026 |
| FOP | 336 | 30 | 2026 |
| TOTALS | 2,784 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | |
|---|------------|-----------|-------------|-------------------|----------------|------|-----------------|------|------|------|--------|----------|---------|----------|----------|-----------|---------|--|--|--|------------|-----|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | |
| 3 | SINGLE FAM | 100% | - 2026 | | 284,052 | 2025 | 2025 | 0 | 0 | 0.00 | 100.00 | | | | | | | | | | | | |
| | | | | Heated Area: 2202 | | | HX Base Yr 1996 | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | |
| <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>05/06/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/06/2026 | MLU | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | |
| | | | 05/06/2026 | MLU | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | |
|---------------------------|---------|-------------|--|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | 284,052 | | |
| TOTAL MARKET OB/XF VALUE | 23,240 | | |
| TOTAL LAND VALUE - MARKET | 65,000 | | |
| TOTAL MARKET VALUE | 372,292 | | |
| SOH/AGL Deduction | 40,782 | | |
| ASSESSED VALUE | 331,510 | | |
| TOTAL EXEMPTION VALUE | 51,411 | HX HB | |
| BASE TAXABLE VALUE | 280,099 | | |
| TOTAL JUST VALUE | 372,292 | | |
| NCON VALUE | 284,052 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 193,934 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000052982 | New Residential C | 375,000 | 04/30/2025 |
| 000052752 | Right-of-Way Acce | | 03/28/2025 |
| 23533 | M H | 0 | 08/24/2005 |
| 10270 | M H | 125 | 10/02/1995 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1536/2550 | 3/28/2025 | WD | U | I | 11 | 100 |
| GRANTOR: DELANEY J JEFFREY M A | | | | | | |
| GRANTEE: DELANEY J JEFFREY M | | | | | | |
| 1051/1692 | 7/08/2005 | WD | Q | V | 06 | 100 |
| GRANTOR: JEFFERY M DELANEY | | | | | | |
| GRANTEE: JEFFERY M DELANEY & | | | | | | |

| 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 | 0296 | SHED METAL | 0 | 100 8 16 | 128.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 640 | |
| 2 | 0190 | FPLC PF | 0 | 100 0 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2005 | 2005 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 0 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0262 | PRCH,FOP | 0 | 100 0 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 30 40 | 1,200.00 | UT | 11.00 | 11.00 | 100 | 2019 | 2019 | 3 | 100 | 13,200 | |

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

| BUILDING DIMENSIONS | |
|---|--|
| FOP=[YR=2026;ORIG=24,1] E28 S12 W28 N12 \$ | |
| FOP=[YR=2026;ORIG=24,43] E41 S6 W41 N6 \$ | |
| BAS=[YR=2026;ORIG=65,1] W13 S12 W28 N12 W17 S48 E17 N6 E41 N42 \$ | |

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |