

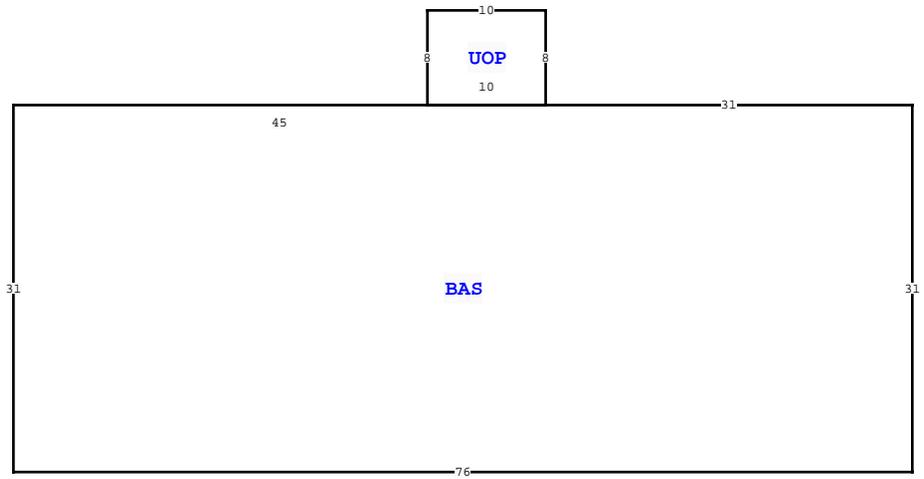
COMM SW COR OF NW1/4 OF SE1/4,  
 RUN E 22 FT TO E R/W BIRLEY RD  
 RUN N ALONG R/W 330.85 FT FOR

JOHNSON RONALD DEAN/JOHNSON JUDITH LYNNE  
 2907 SW BIRLEY AVE  
 LAKE CITY, FL 32024

**2026**

08-4S-16-02812-011  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 31               | VINYL SID    | 100  |
| Roof Structur            | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 12               | MODULAR MT   | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floor           | 14               | CARPET       | 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             | 01               | CONV         | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 03               | 03           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 05               | 05           |      |
| DOR CODE                 | 0200 MOBILE HOME |              |      |
| MAP NUM                  |                  | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 8416.00 1.00/    |              |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 2,356            | 100          |      |
| UOP                      | 80               | 25           |      |
| TOTALS                   | 2,436            |              |      |

| MARKET ADJUSTMENTS   |       |           |             |                |                |     |     |      |      |      |        |  |  |
|--|-------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--|--|
| TYPE   | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |  |  |
| 2  | MANUF | 1         | 100%        | -              | 0              |     |     |      |      |      |        |  |  |
| Heated Area: 2356 HX Base Yr   |       |           |             |                |                |     |     |      |      |      |        |  |  |
|  |       |           |             |                |                |     |     |      |      |      |        |  |  |
| BLD DATE   |       |           |             | LGL DATE       |                |     |     |      |      |      |        |  |  |
| XF DATE  |       |           |             | LAND DATE      |                |     |     |      |      |      |        |  |  |
| INC DATE   |       |           |             | AG DATE        |                |     |     |      |      |      |        |  |  |

| COLUMBIA COUNTY PROPERTY                         |             |     |            | PAGE 1 of 1  | 3 |
|--|-------------|-----|------------|--------------|---|
| VALUATION SUMMARY                                |             |     |            |              |   |
| VALUATION BY                                     |             |     |            | STANDARD     |   |
| Tax Group: 3                                     |             |     |            | Tax Dist:    |   |
| BUILDING MARKET VALUE                            |             |     |            | 145,395      |   |
| TOTAL MARKET OB/XF VALUE                         |             |     |            | 18,100       |   |
| TOTAL LAND VALUE - MARKET                        |             |     |            | 19,320       |   |
| TOTAL MARKET VALUE                               |             |     |            | 182,815      |   |
| SOH/AGL Deduction                                |             |     |            | 98,226       |   |
| ASSESSED VALUE                                   |             |     |            | 84,589       |   |
| TOTAL EXEMPTION VALUE                            |             |     |            | HX HB 51,411 |   |
| BASE TAXABLE VALUE                               |             |     |            | 33,178       |   |
| TOTAL JUST VALUE                                 |             |     |            | 182,815      |   |
| NCON VALUE                                       |             |     |            | 0            |   |
| INCOME VALUE                                     |             |     |            |              |   |
| PREVIOUS YEAR MKT VALUE                          |             |     |            | 179,796      |   |
| BLDG:2:1: MERT MH (RP'D RONALD & JUDITH JOHNSON) |             |     |            |              |   |
| SALE:1:1: GIFT \$.70 STAMPS                      |             |     |            |              |   |
| XFOP:1:1: SPEC MH                                |             |     |            |              |   |
| PERMIT NUM                                       | DESCRIPTION | AMT | ISSUED     |              |   |
| 12651  | M H         | 125 | 06/12/1997 |              |   |
| 7271   | M H         | 60  | 06/16/1993 |              |   |

| SALES DATA                |           |           |       |       |        |            |
|---------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number         | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0775/0325                 | 5/24/1993 | WD        | Q     | V     | 03     | 0          |
| GRANTOR: JOEY JOHNSON     |           |           |       |       |        |            |
| GRANTEE: RONALD D JOHNSON |           |           |       |       |        |            |

| 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              | 0261       | PRCH, UOP   | 0       | 100 | 0  | 0     |    | 1.00  | UT 0.00        | 100       | 2014    | 2014        | 3 | 100    | 300             |       |
| 2              | 9945       | Well/Sept   | 0       | 100 | 0  | 0     |    | 1.00  | UT 7,000.00    | 100       |         |             | 3 | 100    | 7,000           |       |
| 3              | 0030       | BARN, MT    | 0       | 100 | 24 | 30    |    | 1.00  | UT 10,800.00   | 100       | 2025    | 2024        |   | 100    | 10,800          |       |

| TOTAL OB/XF                   |  |  |  |  |  |  |  |  |  |  |  |  |  | 18,100 |  |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|--|
| 2907 SW BIRLEY AVE, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |  |  |        |  |

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

| BUILDING DIMENSIONS                              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W31 UOP= N8 W10 S8 E10\$ W45 S31 E76 N31\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |
| 1                | 0102     | C   | SFR/MH               | 100 |     | A-1      | 0.00  | 0.00  | 1.68        | AC        |     | 1.00      | 1.00   | 1.00    | 11,500.00  | 11,500.00      | 19,320     |                             |      |         |      |     |    |        |  |