COMM SW COR OF BLK 7 LAKESIDE HE
RUN E 295 FT FOR POB, RUN N 369
TO W R/W US-441, SW ALONG R/W 37

HARSON HOLDINGS INC
971 W DUVAL ST, STE 183
LAKE CITY, FL 32055

**2027**

**08-4S-17-08250-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 06

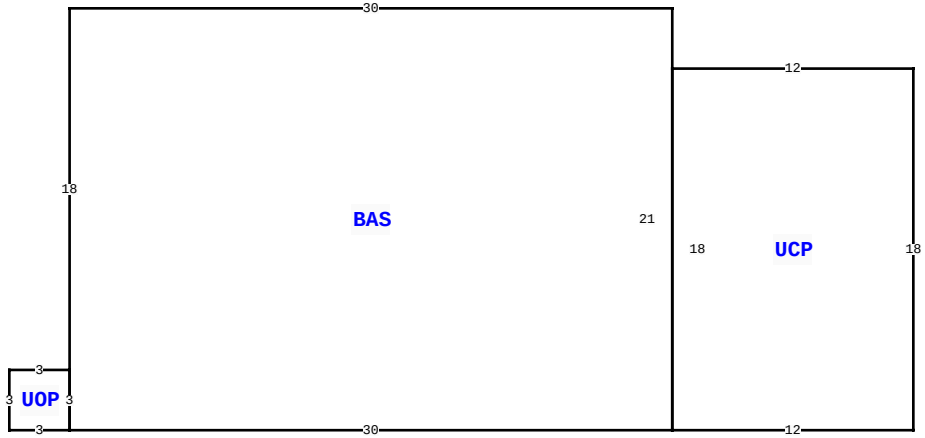
NEIGHBORHOOD/LOC 8417.0300 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 630 | 100 | | 630 | 45,123 |
| UCP | 216 | 20 | | 43 | 3,080 |
| UOP | 9 | 20 | | 2 | 143 |
| TOTALS | 855 | | | 675 | 48,346 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 675 | 100.1700 | 110.19 | 74,378 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 630 HX Base Yr




2298 S MARION AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 143,381 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 83,250 |
| TOTAL MARKET VALUE | 226,631 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 226,631 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,631 |
| TOTAL JUST VALUE | 226,631 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 229,237 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053539 | Electrical Servic | | 07/08/2025 |
| 000053265 | Roof Replacement | 6,160 | 05/29/2025 |
| 000053266 | Roof Replacement | 9,514 | 05/29/2025 |
| 000053254 | Roof Replacement | 6,940 | 05/29/2025 |
| | | | |
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/218 | 4/29/2025 | QC | U | I | 11 | 100 |
| GRANTOR: S L K CONSTRUCTION IN | | | | | | |
| GRANTEE: HARSON HOLDINGS INC | | | | | | |
| 0889/0354 | 9/14/1999 | WD | Q | I | | 120,000 |
| GRANTOR: DORIS JONES AS PR | | | | | | |
| GRANTEE: SLK CONST | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W30 S18 UOP= W3 S3 E3 N3$ S3 E30 UCP= E12 N18 W12 S18$ N21$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0100 | C | SFR | 0 | | 00 | 0.00 | 0.00 | 6.00 | LT | | 1.00 | 1.00 | 0.75 | 18,500.00 | 13,875.00 | 83,250 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 07/28/2025 BY chuck Total Acres: 1.16 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 11/17/2026 BY SYS

COMM SW COR OF BLK 7 LAKESIDE HE
RUN E 295 FT FOR POB, RUN N 369
TO W R/W US-441, SW ALONG R/W 37

HARSON HOLDINGS INC
971 W DUVAL ST, STE 183
LAKE CITY, FL 32055

**2027**

**08-4S-17-08250-000**

## BUILDING CHARACTERISTICS

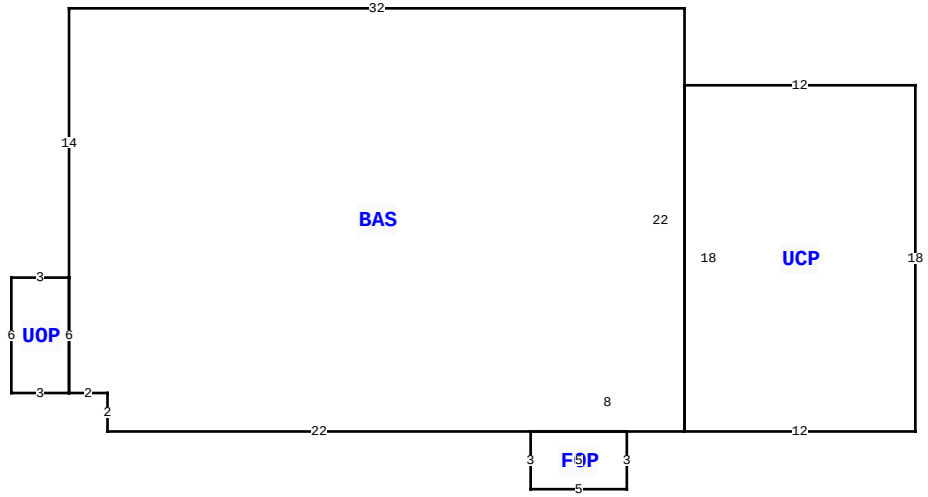
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 06 |
| NEIGHBORHOOD/LOC | 8417.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 700 | 100 | | 700 | 50,400 |
| FOP | 15 | 30 | | 4 | 288 |
| UCP | 216 | 20 | | 43 | 3,096 |
| UOP | 18 | 20 | | 4 | 288 |
| TOTALS | 949 | | | 751 | 54,072 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 751 | 100.7000 | 110.77 | 83,188 | 1945 | 1945 | 0 | 0 | 0 | 35.00 | 65.00 |

2 SINGLE FAM 0% - 2026 Heated Area: 700 HX Base Yr




2298 S MARION AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/21/2023 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 3 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 143,381 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 83,250 |
| TOTAL MARKET VALUE | 226,631 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 226,631 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,631 |
| TOTAL JUST VALUE | 226,631 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 229,237 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/218 | 4/29/2025 | QC | U | I | 11 | 100 |
| GRANTOR: S L K CONSTRUCTION IN | | | | | | |
| GRANTEE: HARSON HOLDINGS INC | | | | | | |
| 0889/0354 | 9/14/1999 | WD | Q | I | | 120,000 |
| GRANTOR: DORIS JONES AS PR | | | | | | |
| GRANTEE: SLK CONST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S14 UOP= W3 S6 E3 N6$ S6 E2 S2 E22 FOP= S3 E5 N3 W5$ E8 UCP= E12 N18 W12 S18$ N22$.

## 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 07/28/2025 BY chuck Total Acres: 1.16 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 11/17/2026 BY SYS

COMM SW COR OF BLK 7 LAKESIDE HE
RUN E 295 FT FOR POB, RUN N 369
TO W R/W US-441, SW ALONG R/W 37

HARSON HOLDINGS INC
971 W DUVAL ST, STE 183
LAKE CITY, FL 32055

**2027**

**08-4S-17-08250-000**

## BUILDING CHARACTERISTICS

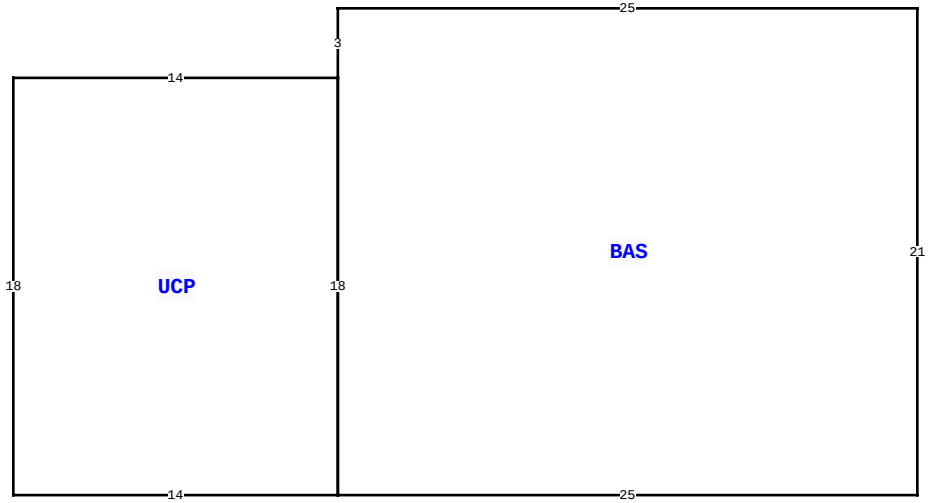
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 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 06 |
| NEIGHBORHOOD/LOC | 8417.0300 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 525 | 100 | | 525 | 37,401 |
| UCP | 252 | 20 | | 50 | 3,562 |
| TOTALS | 777 | | | 575 | 40,963 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 575 | 99.6400 | 109.60 | 63,020 | 1945 | 1945 | 0 | 0 | 0 | 35.00 | 65.00 |

3 SINGLE FAM 0% - 2026 Heated Area: 525 HX Base Yr




2298 S MARION AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 143,381 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 83,250 |
| TOTAL MARKET VALUE | 226,631 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 226,631 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 226,631 |
| TOTAL JUST VALUE | 226,631 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 229,237 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1540/218 | 4/29/2025 | QC | U | I | 11 | 100 |
| GRANTOR: S L K CONSTRUCTION IN | | | | | | |
| GRANTEE: HARSON HOLDINGS INC | | | | | | |
| 0889/0354 | 9/14/1999 | WD | Q | I | | 120,000 |
| GRANTOR: DORIS JONES AS PR | | | | | | |
| GRANTEE: SLK CONST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 S3 UCP= W14 S18 E14N18$ S18 E25 N21$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 07/28/2025 BY chuck Total Acres: 1.16 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 11/17/2026 BY SYS