

COMM INTERS OF CL CR-240 WITH C/
S 520.25 FT, E 40 FT FOR POB, CO
FT, S 3 DEG 256.22 FT, S 84 DEG

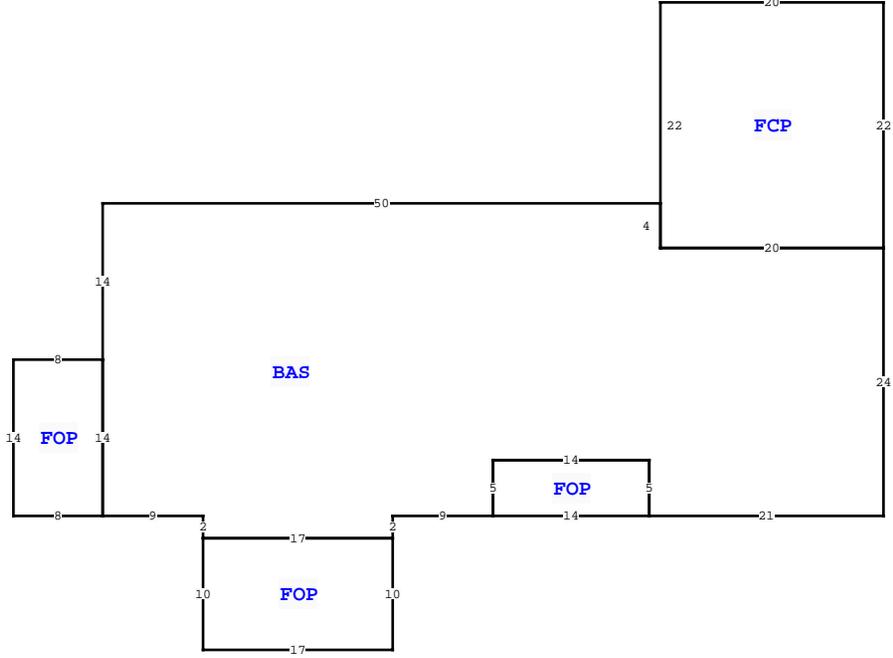
SHINDELBOWER QUINCY F/SHINDELBOWER MINDY L
4973 SW TUSTENUGGEE AVE
LAKE CITY, FL 32024

2026

08-5S-17-09161-001


| ELEMENT | | CD | CONSTRUCTION |
|--------------------|------------------|---------------|--------------|
| Exterior Wall | 15 | CONC | BLOCK 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 80 |
| Interior Wall | 04 | PLYWOOD | 20 |
| Interior Floor | 14 | CARPET | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1.1 | 1.100 | |
| Architectual Units | 05 | CONV | 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 | 8517.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,844 | 100 | |
| FCP | 440 | 25 | |
| FOP | 70 | 30 | |
| FOP | 112 | 30 | |
| FOP | 170 | 30 | |
| TOTALS | 2,636 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,060 | 117.6120 | 134.08 | 276,205 | 1952 | 1990 | | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 100% - 2021 Heated Area: 1844 HX Base Yr 2021 | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---------|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 179,533 |
| TOTAL MARKET OB/XF VALUE | | | 17,200 |
| TOTAL LAND VALUE - MARKET | | | 22,140 |
| TOTAL MARKET VALUE | | | 218,873 |
| SOH/AGL Deduction | | | 60,718 |
| ASSESSED VALUE | | | 158,155 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 106,744 |
| TOTAL JUST VALUE | | | 218,873 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 210,807 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000043692 | STORAGE BUILDING | 13,000 | 02/11/2022 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1425/1182 | 12/03/2020 | WD | U | I | 30 | 165,000 |
| GRANTOR: FRENCH DEBORAH A | | | | | | |
| GRANTEE: SHINDELBOWER QUINCY | | | | | | |
| 1022/2920 | 7/23/2004 | WD | Q | I | | 105,000 |
| GRANTOR: CENDANT MOBILITY GOVE | | | | | | |
| GRANTEE: DEBORAH A & WILLIAM | | | | | | |

| 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 2 | 0040 | BARN, POLE | 0 | 100 | 40 | 2,400.00 | UT | 7.00 | 7.00 | 100 | 2023 | 2022 | | 100 | 16,800 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/08/2026 | MLU |

| BUILDING NOTES | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W50 S14 FOP= W8 S14 E8N14\$ S14 E9 S2 FOP= S10 E17 N10 W17\$ E17 N2 E9 FOP= E14 N5 W14 S5\$ N5 E14 S5 E21 N24 FCP= N22 W20 S22 E20\$ W20 N4\$. | | | | | | | | | | | | | | |

| 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 | 1.23 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 22,140 | | | | | | | |