

COMM SW COR OF W1/2 OF W1/2 OF S
SE1/4, RUN E 336.77 FT, N 125 FT
RUN W 352.18 FT TO A PT OF A CUR

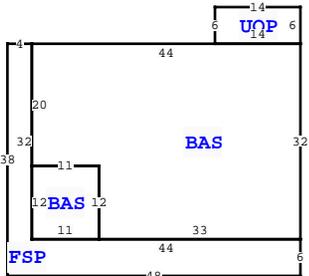
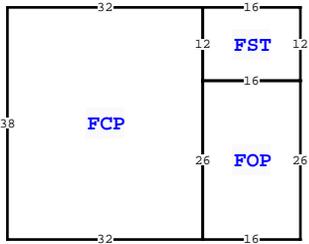
LEDDY WILLIAM JOHN/HODGES BRANDY MARIE
296 NE ERIK WAY
LAKE CITY, FL 32055-6237

2026

10-3S-18-10269-006

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 14 | PREFIN MT 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 12 | HARDWOOD 50 | |
| Interior Floor | 14 | CARPET 50 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 1 100 | |
| Frame | 01 | NONE 100 | |
| Stories | 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 | 05 |
| NEIGHBORHOOD/LOC | 10318.010 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 132 | 100 | |
| BAS | 1,276 | 100 | |
| FCP | 1,216 | 25 | |
| FOP | 416 | 30 | |
| FSP | 416 | 40 | |
| FST | 192 | 55 | |
| UOP | 84 | 20 | |
| TOTALS | 3,732 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|-----|-----|------------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SFR | PILING | 100% | - 2022 | | | | | | | |
| | | | | Heated Area: | 1408 | | | HX Base Yr | 2022 | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 200,257 | |
| TOTAL MARKET OB/XF VALUE | | 10,030 | |
| TOTAL LAND VALUE - MARKET | | 8,184 | |
| TOTAL MARKET VALUE | | 218,471 | |
| SOH/AGL Deduction | | 35,224 | |
| ASSESSED VALUE | | 183,247 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 131,836 | |
| TOTAL JUST VALUE | | 218,471 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 217,216 | |

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

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1456/292 | 12/30/2021 | WD | Q | I | 01 | 206,000 |
| GRANTOR: BLAKLEY DAVID KEVIN | | | | | | |
| GRANTEE: LEDDY WILLIAM JOHN | | | | | | |
| 1243/2703 | 11/01/2012 | WD | Q | I | 01 | 108,800 |
| GRANTOR: GREGORY SCOTT JOYCE | | | | | | |
| GRANTEE: DAVID KEVIN BLAKLEY | | | | | | |

| EXTRA FEATURES | | 296 NE ERIK WAY, LAKE CITY | |
|----------------|------------|----------------------------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0080 | DECKING | 0 100 |
| 2 | 0169 | FENCE/WOOD | 0 100 |
| 3 | 0294 | SHED WOOD/ | 0 100 |
| 4 | 0294 | SHED WOOD/ | 0 100 |
| 5 | 0252 | LEAN-TO W/ | 0 100 |
| 6 | 0180 | FPLC 1STRY | 0 100 |
| 7 | 0166 | CONC,PAVMT | 0 100 |
| 8 | 0258 | PATIO | 0 100 |
| 9 | 0166 | CONC,PAVMT | 0 100 |
| 10 | 0258 | PATIO | 0 100 |

| 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 | 0080 | DECKING | 0 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 60 | 0 | 0 | 3 | 60 | 2,100 | |
| 2 | 0169 | FENCE/WOOD | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 30 | |
| 3 | 0294 | SHED WOOD/ | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 4 | 0294 | SHED WOOD/ | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 1,000.00 | 100 | 2012 | 2012 | 3 | 100 | 1,000 | |
| 5 | 0252 | LEAN-TO W/ | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 100 | |
| 6 | 0180 | FPLC 1STRY | 0 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2013 | 2013 | 3 | 100 | 2,000 | |
| 7 | 0166 | CONC,PAVMT | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 900 | |
| 8 | 0258 | PATIO | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 400 | |
| 9 | 0166 | CONC,PAVMT | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 900 | |
| 10 | 0258 | PATIO | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 400 | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | 8,030 | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | 00 | 0.00 | 0.00 | 0.88 | AC | | 1.00 | 1.00 | 1.00 | 9,300.00 | 9,300.00 | 8,184 | | | | | | | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | 8,030 | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | 00 | 0.00 | 0.00 | 0.88 | AC | | 1.00 | 1.00 | 1.00 | 9,300.00 | 9,300.00 | 8,184 | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | | | | | | | |
| BAS= W44 FSP= W4 S38 E48 N6 W44 N32\$ S20 BAS= S12 E11 N12W11\$ E11 S12 E33 N32\$ PTR=N30 FOP= N26 FST= N12 W16 S12 E16\$ W16 FCP= N12 W32 S38 E32N26\$ S26 E16\$ S30\$ UOP= N6 W14 S6 E14\$. | | | | | | | | | | | | | | | | | | | | | | | |

