COMM NE COR OF SEC, S ALONG SEC
FOR POB, S 16 DEG W 280.47 FT, W
R/W SR-47, N 14 DEG E 360 FT, S

BRENNAN ROBERT L/BRENNAN CYNTHIA A
358 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

10-5S-16-03533-002

BUILDING CHARACTERISTICS

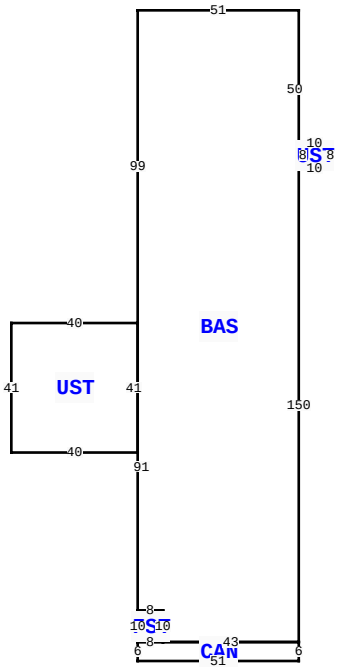
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,120	100		10,120	115,540
CAN	306	30		92	1,050
FST	80	70		56	639
UST	80	50		40	457
UST	1,640	50		820	9,362
TOTALS	12,226			11,128	127,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	11,128	75.8520	32.62	362,995	1979	1979	15	0	0	50.00	35.00

1 MANUF LGHT 0% - 0 Heated Area: 10120 HX Base Yr



7975 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	220,965
TOTAL MARKET OB/XF VALUE	35,114
TOTAL LAND VALUE - MARKET	118,314
TOTAL MARKET VALUE	374,393
SOH/AGL Deduction	0
ASSESSED VALUE	374,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,393
TOTAL JUST VALUE	374,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,393

PRCL:0:2: DOR 2006 STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10739	REMODEL	425	02/12/1996
6791	STORAGE	35,000	01/29/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/982	9/21/2023	LE	U	I	14	100
GRANTOR: BRENNAN CYNTHIA A						
GRANTEE: BRENNAN CYNTHIA A (						
0927/2803	4/27/2001	WD	Q	I	06	11,300
GRANTOR: JAMES F HUFFMAN SR (A						
GRANTEE: ROBERT L & CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S99 UST= W40 S41 E40 N41$ S91 FST= S10 E8 N10 W8$ E8 S10 CAN= W8 S6 E51 N6 W43$ E43 N150 UST= E10 N8 W10 S8$ N50$.

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
1	0040	BARN,POLE	0	0	30	140	4,200.00	UT	7.50	7.50	50	0	0	3	50	15,750	
2	0166	CONC,PAVMT	0	0	0	0	11,240.00	UT	1.12	1.12	90	0	0	3	90	11,330	
3	0166	CONC,PAVMT	0	0	0	0	11,240.00	UT	1.12	1.12	50	0	0	3	50	6,294	
4	0166	CONC,PAVMT	0	0	4	25	100.00	UT	1.50	1.50	100	1996	1996	3	100	150	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
6	0258	PATIO	0	0	5	6	30.00	UT	3.00	3.00	100	2008	2008	3	100	90	
7	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 35,114

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	4800	C	WAREHOUSE	0		A-1	0.00	0.00	87,120.00	SF		1.00	1.00	1.00	1.35	1.35	117,612							
2	9630	C	SWAMP	0		A-1	0.00	0.00	2.60	AC		1.00	1.00	1.00	270.00	270.00	702							

REVIEW DATE 09/05/2019 BY BC Total Acres: 4.60 Total Land Value: 118,314 Market: 0 Agricultural: 0 Common: 118,314 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SEC, S ALONG SEC
FOR POB, S 16 DEG W 280.47 FT, W
R/W SR-47, N 14 DEG E 360 FT, S

BRENNAN ROBERT L/BRENNAN CYNTHIA A
358 SE WOODHAVEN ST
LAKE CITY, FL 32025

2027

10-5S-16-03533-002

BUILDING CHARACTERISTICS

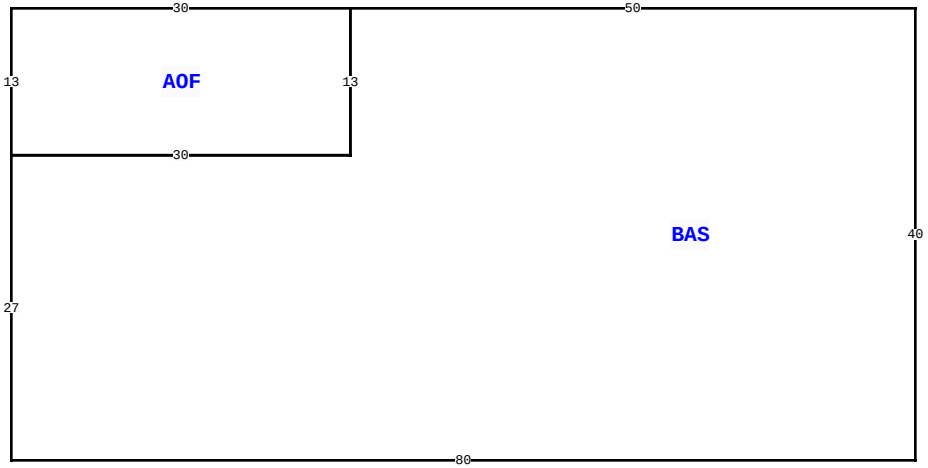
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		14 100
RMS		2 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	390	150		585	7,170
BAS	2,810	100		2,810	34,442
TOTALS	3,200			3,395	41,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	3,395	81.4320	35.02	118,893	1987	1987	15	0	0	50.00	35.00

2 MANUF LGHT 0% - 0 Heated Area: 3200 HX Base Yr



7975 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	06/23/2021 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 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	220,965
TOTAL MARKET OB/XF VALUE	35,114
TOTAL LAND VALUE - MARKET	118,314
TOTAL MARKET VALUE	374,393
SOH/AGL Deduction	0
ASSESSED VALUE	374,393
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,393
TOTAL JUST VALUE	374,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/982	9/21/2023	LE	U	I	14	100
GRANTOR: BRENNAN CYNTHIA A						
GRANTEE: BRENNAN CYNTHIA A (						
0927/2803	4/27/2001	WD	Q	I	06	11,300
GRANTOR: JAMES F HUFFMAN SR (A						
GRANTEE: ROBERT L & CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 AOF= W30 S13 E30 N13$ S13 W30 S27 E80 N40$.

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 09/05/2019 BY BC Total Acres: 4.60 Total Land Value: 118,314 Market: 0 Agricultural: 0 Common: 118,314 PRINTED 11/16/2026 BY SYS

COMM NE COR OF SEC, S ALONG SEC
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2027

10-5S-16-03533-002

BUILDING CHARACTERISTICS

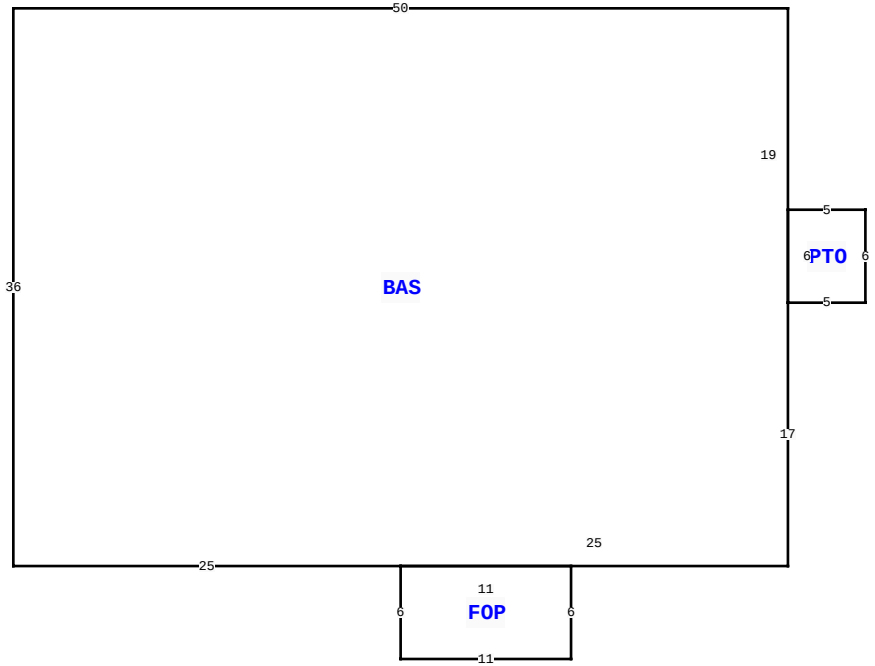
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	51,672
FOP	66	30		20	574
PTO	30	5		2	58
TOTALS	1,896			1,822	52,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,822	90.2139	66.76	121,637	1996	1996	15	0	0	42.00	43.00

3 OFFICE LOW 0% - 0 Heated Area: 1800 HX Base Yr



7975 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	06/23/2021 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 3 of 3 3

VALUATION SUMMARY

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TOTAL JUST VALUE	374,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BRENNAN CYNTHIA A						
GRANTEE: BRENNAN CYNTHIA A (						
0927/2803	4/27/2001	WD	Q	I	06	11,300
GRANTOR: JAMES F HUFFMAN SR (A						
GRANTEE: ROBERT L & CYNTHIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S36 E25 FOP= S6 E11N6 W11$ E25 N17 PTO= E5 N6 W5S6$ N19$.

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 09/05/2019 BY BC Total Acres: 4.60 Total Land Value: 118,314 Market: 0 Agricultural: 0 Common: 118,314 PRINTED 11/16/2026 BY SYS