BEG NW COR OF SW1/4 OF SE1/4 RUN
E 342.10 FT, N 229.21 FT TO CR-2
R/W 342.10 FT TO POB. ALSO COMM

NETTLES SAUSAGE INC
190 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2027

10-5S-17-09193-000

BUILDING CHARACTERISTICS

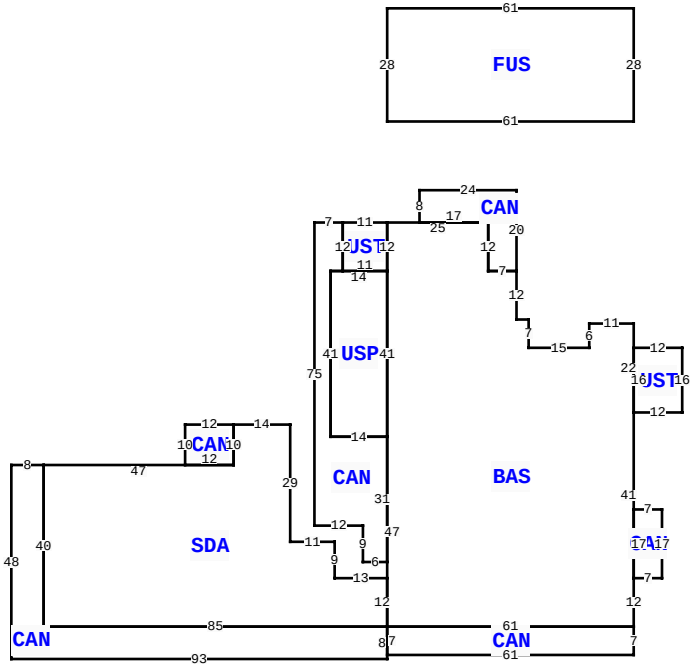
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		8 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4400	PACKING PLANTS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,204	100		5,204	60,158
CAN	119	30		36	416
CAN	120	30		36	416
CAN	276	30		83	960
CAN	427	30		128	1,480
CAN	698	30		209	2,416
CAN	1,064	30		319	3,688
FUS	1,708	100		1,708	19,745
SDA	2,967	110		3,264	37,732
USP	574	35		201	2,324
TOTALS	13,481			11,318	130,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7000	04	11,318	59.2704	23.12	261,672	1950	1950	0	0	0	50.00	50.00

1 COLD STRGE 0% - 0 Heated Area: 9879 HX Base Yr



** This building has 12 Sub-Areas

190 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	834,551
TOTAL MARKET OB/XF VALUE	22,860
TOTAL LAND VALUE - MARKET	54,360
TOTAL MARKET VALUE	911,771
SOH/AGL Deduction	0
ASSESSED VALUE	911,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	911,771
TOTAL JUST VALUE	911,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	911,771

BLDG:2:4: CP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39105	ADDN COMM	0	01/03/2020
28781	ADDN COMM	4,190	08/10/2010
27586	ADDN COMM	303	01/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0406	8/07/2018	QC	U	I	11	100
GRANTOR: WILLIAM J,BRUCE & JER						
GRANTEE: NETTLES SAUSAGE INC						
1199/1001	8/05/2010	WD	U	I	11	100
GRANTOR: JOSEPH L & VIRGINIA L						
GRANTEE: WILLIAM J,BRUCE,JER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 S6 W15 N7 W3 N12 CAN= N20 W24 S8 E17 S12 E7$ W7 N12 W25 UST= W11 S12 E11 N12$ S12 USP= W14 S41 E14 N41$ S41 CAN= W14 N41 E3 N12 W7 S75 E12 S9 E6 N31$ S47 SDA= W85 N40 CAN= W8 S48 E93 N8 W85 N40$ E47 CAN= N10 W12 S10 E12$ N10 E14 S29 E11 S9 E13 S12$ CAN= S7 E61 N7 W61$ E61 N12 CAN= E7 N17 W7 S17$ N41 UST= E12 N16 W12 S16$ N22$ PTR= N50 FUS= N28 W61 S28 E61$ S50$.

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	0166	CONC,PAVMT	0	0	0	0	1,200.00	UT	2.25	2.25	100	2011	2011	3	100	2,700	
2	0166	CONC,PAVMT	0	0	10	11	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	0	50	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0260	PAVEMENT-A	0	0	60	50	1.00	UT	1,560.00	1,560.00	100	0	0	3	100	1,560	
6	0040	BARN,POLE	0	0	52	40	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
7	0010	BARN,BLK	0	0	47	34	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
8	0072	COOLER,COM	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	10,000	
9	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
10	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 20,360

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	4400	C	PACK/STMKT	0		A-1	0.00	0.00	2.85	AC		1.00	1.00	1.00	12,000.00	12,000.00	34,200							
2	0000	C	VAC RES	0			0.00	0.00	1.68	AC		1.00	1.00	1.00	12,000.00	12,000.00	20,160							

REVIEW DATE 11/18/2021 BY ME Total Acres: 4.53 Total Land Value: 54,360 Market: 0 Agricultural: 0 Common: 54,360 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF SE1/4 RUN
E 342.10 FT, N 229.21 FT TO CR-2
R/W 342.10 FT TO POB. ALSO COMM

NETTLES SAUSAGE INC
190 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2027

10-5S-17-09193-000

BUILDING CHARACTERISTICS

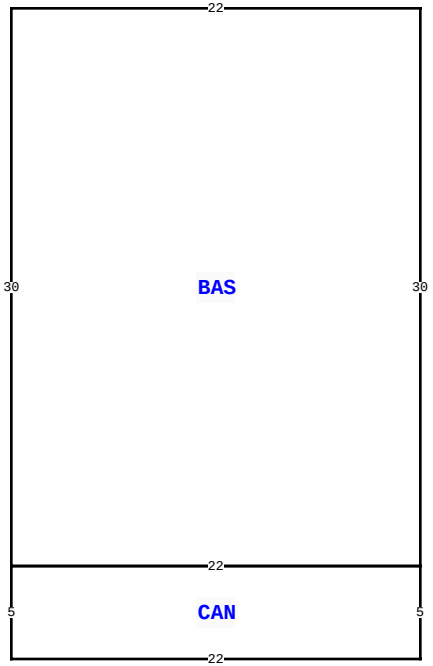
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	04	04
DOR CODE	4400	PACKING PLANTS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	20,257
CAN	110	30		33	1,013
TOTALS	770			693	21,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	693	98.7525	36.54	25,322	2009	2009	0	0	0	16.00	84.00

2 C B MISC 0% - 0 Heated Area: 660 HX Base Yr



190 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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
11	0166	CONC,PAVMT	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2022	2021		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	834,551
TOTAL MARKET OB/XF VALUE	22,860
TOTAL LAND VALUE - MARKET	54,360
TOTAL MARKET VALUE	911,771
SOH/AGL Deduction	0
ASSESSED VALUE	911,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	911,771
TOTAL JUST VALUE	911,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	911,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0406	8/07/2018	QC	U	I	11	100
GRANTOR: WILLIAM J,BRUCE & JER						
GRANTEE: NETTLES SAUSAGE INC						
1199/1001	8/05/2010	WD	U	I	11	100
GRANTOR: JOSEPH L & VIRGINIA L						
GRANTEE: WILLIAM J,BRUCE,JER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S30 CAN= S5 E22 N5 W22$ E22 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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 11/18/2021 BY ME Total Acres: 4.53 Total Land Value: 54,360 Market: 0 Agricultural: 0 Common: 54,360 PRINTED 11/16/2026 BY SYS

BEG NW COR OF SW1/4 OF SE1/4 RUN
E 342.10 FT, N 229.21 FT TO CR-2
R/W 342.10 FT TO POB. ALSO COMM

NETTLES SAUSAGE INC
190 SW COUNTY ROAD 240
LAKE CITY, FL 32025

2027

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BUILDING CHARACTERISTICS

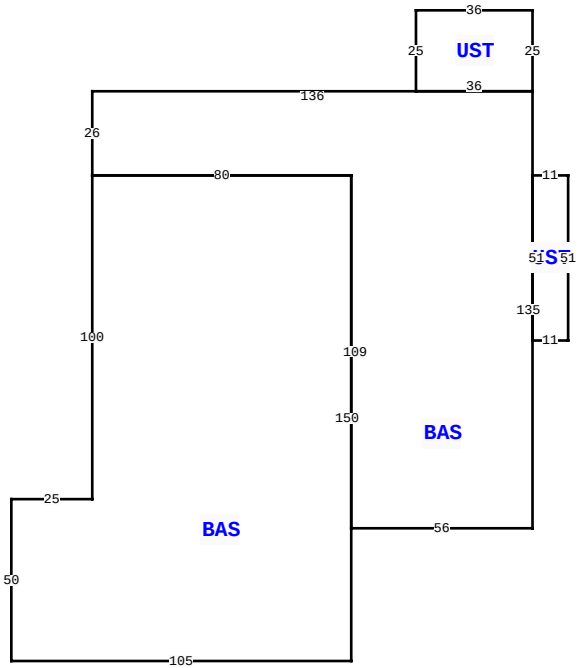
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	06	ENG CENTRL 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	04	04
DOR CODE	4400	PACKING PLANTS
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	10517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,640	100		9,640	278,525
BAS	13,250	100		13,250	382,829
UST	561	50		280	8,090
UST	900	50		450	13,002
TOTALS	24,351			23,620	682,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	23,620	89.7446	33.21	784,420	2011	2011	0	0	0	13.00	87.00

3 C B MISC 0% - 0 Heated Area: 22890 HX Base Yr



190 SW COUNTY ROAD 240 , LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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 MARKET VALUE	911,771
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ASSESSED VALUE	911,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	911,771
TOTAL JUST VALUE	911,771
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	911,771

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: WILLIAM J,BRUCE & JER						
GRANTEE: NETTLES SAUSAGE INC						
1199/1001	8/05/2010	WD	U	I	11	100
GRANTOR: JOSEPH L & VIRGINIA L						
GRANTEE: WILLIAM J,BRUCE,JER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W80 S100 W25 S50 E105 N150 $
BAS=[ORIG=-80,-26] E136 S135 W56 N109 W80 N26 $
UST=[ORIG=20,-51] S25 E36 N25 W36 $
UST=[ORIG=56,0] E11 S51 W11 N51 $
.

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 11/18/2021 BY ME Total Acres: 4.53 Total Land Value: 54,360 Market: 0 Agricultural: 0 Common: 54,360 PRINTED 11/16/2026 BY SYS