

LOT 7 & 8 DOGWOOD ACRES UNREC.
 COMM SW COR OF SE1/4, RUN E 543.
 CONT EAST 530 FT, N 1330.54 FT,

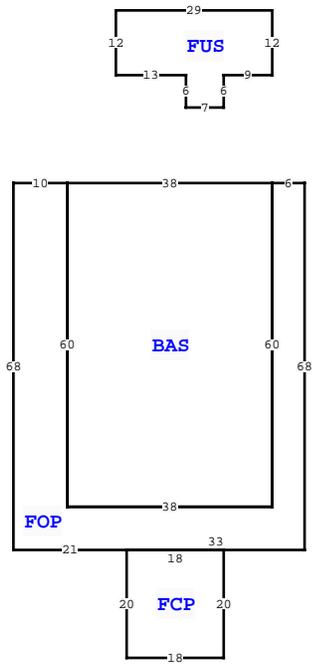
BOWMAN RAY D/MCLAIN KAREN L
 655 SE DIAMONDBACK GLN
 HIGH SPRINGS, FL 32643

2026

10-7S-17-09974-307

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 12 | HARDWOOD | 80 |
| Interior Floo | 15 | HARDTILE | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Quality | 06 | 06 | |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 10717.080 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,280 | 100 | |
| FCP | 360 | 25 | |
| FOP | 1,392 | 30 | |
| FUS | 390 | 100 | |
| TOTALS | 4,422 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 3,178 | 121.6950 | 138.73 | 440,884 | 2008 | 2008 | 0 | 0 | 17.00 | 83.00 | | |
| 2 SINGLE FAM 100% - 2010 Heated Area: 2670 HX Base Yr 2010 | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 365,934 | |
| TOTAL MARKET OB/XF VALUE | | 53,100 | |
| TOTAL LAND VALUE - MARKET | | 191,520 | |
| TOTAL MARKET VALUE | | 433,712 | |
| SOH/AGL Deduction | | 239,948 | |
| ASSESSED VALUE | | 193,948 | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | 142,537 | |
| TOTAL JUST VALUE | | 610,554 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 608,475 | |
| SALE:1:1: 11.11 ACRES | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 26666 | SFR | 1,276 | 01/25/2008 |
| 7924 | SFR | 29,000 | 12/21/1993 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1079/2622 | 8/12/2005 | WD | Q | V | 01 | 100 |
| GRANTOR: ALVAN & BARBARA BLUHM | | | | | | |
| GRANTEE: RAY D BOWMAN & KARE | | | | | | |
| 0751/1154 | 10/01/1991 | WD | Q | V | | 33,000 |
| GRANTOR: H A BUIE SR | | | | | | |
| GRANTEE: ALVAN BLUHM | | | | | | |

| 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 | 0041 | BARN,MACH | 0 | 0 | 42 | 72 | 3,024.00 | UT | 8.00 | 8.00 | 100 | 2007 | 2007 | 3 | 100 | 24,192 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 8 | 72 | 576.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 1,728 | |
| 3 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 100 | 2,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |
| 7 | 0297 | SHED CONCR | 0 | 100 | 30 | 42 | 1,260.00 | UT | 13.00 | 13.00 | 100 | 2013 | 2013 | 3 | 100 | 16,380 | |
| TOTALS | | | | | | | | | | | | | | | | 53,100 | |

| 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 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 20.28 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,678 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 20.28 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 182,520 | | | | | | | |