

LOT 12 WOODCREST S/D UNIT 2.
803-1853, 899-1608, FJ 1102-533,

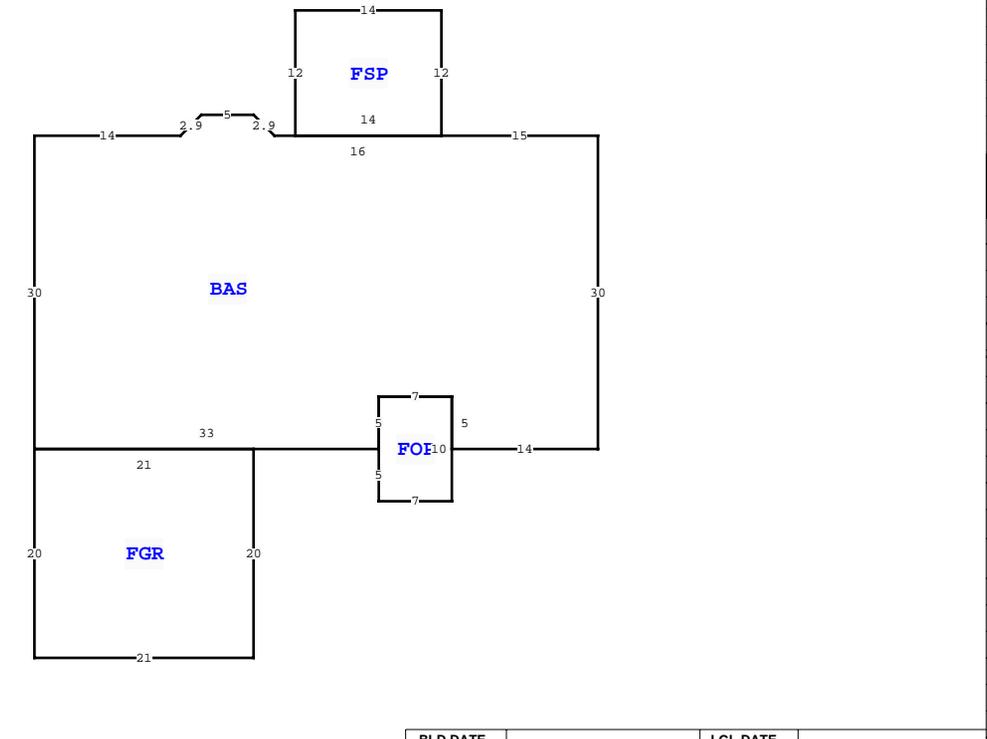
WILLIAMS SOUTHERN RENOVATIONS LLC
181 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2026

11-4S-16-02905-312

| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 70 |
| Exterior Wall | 31 VINYL SID 30 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 15 HARDTILE 10 |
| 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 |
| Architectural | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 05 05 |
| DOR CODE | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,918 | 113.0050 | 126.57 | 242,761 | 2000 | 2000 | 0 | 0 | 26.88 | 73.12 | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 177,507 |
| TOTAL MARKET OB/XF VALUE | | | 3,157 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 215,664 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 215,664 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 215,664 |
| TOTAL JUST VALUE | | | 215,664 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 218,286 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000055141 | Roof Replacement | 12,000 | 03/02/2026 |
| 16316 | SFR | 265 | 11/22/1999 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1561/1533 | 2/23/2026 | WD Q | Q | I | 01 | 155,000 |
| GRANTOR: WEAVER JENNIFER N | | | | | | |
| GRANTEE: WILLIAMS SOUTHERN R | | | | | | |
| 1561/1263 | 2/23/2026 | WD U | U | I | 11 | 100 |
| GRANTOR: WEAVER JENNIFER N | | | | | | |
| GRANTEE: WILLIAMS SOUTHERN R | | | | | | |

| MAP NUM | MKT AREA | 06 | | | |
|-----------|------------------|-------------|------|--------------|----------------------|
| 11416.050 | 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,599 | 100 | | 1,599 | 147,984 |
| FGR | 420 | 55 | | 231 | 21,379 |
| FOP | 70 | 30 | | 21 | 1,944 |
| FSP | 168 | 40 | | 67 | 6,201 |
| TOTALS | 2,257 | | | 1,918 | 177,507 |

| 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 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 838.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 1,257 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 400.00 | UT | 7.50 | 7.50 | 60 | 2000 | 2000 | 3 | 60 | 1,800 | |
| 3 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 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 | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

| REVIEW DATE | | | | | | | | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 01/10/2024 BY ks Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 03/24/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | |