

COMM NW COR OF SEC, RUN S 50.6 F
 FT TO E R/W OF CR-245 FOR POB, C
 R/W 1264.49 FT, E 2537.73 FT, S

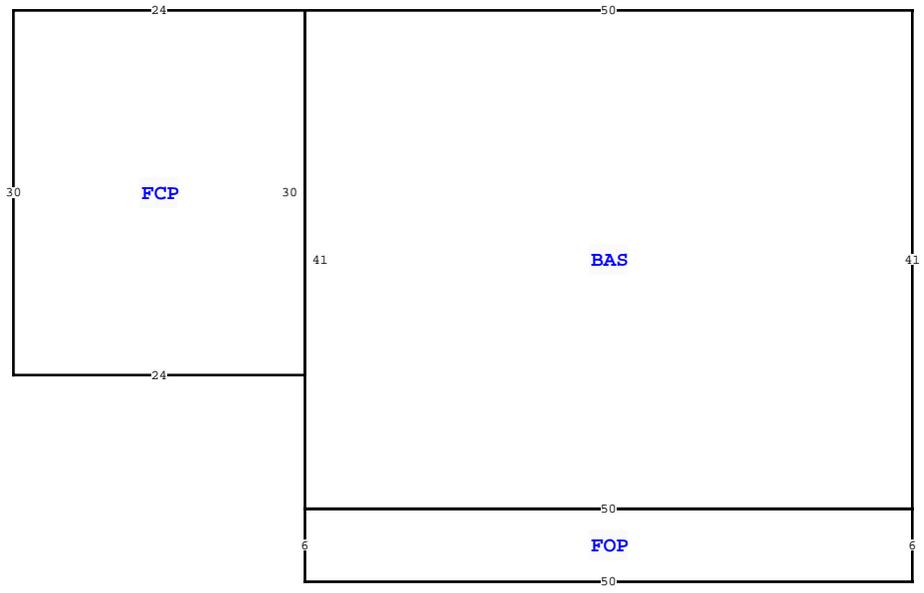
HIGGS CLYDE EDWARD/HIGGS DONNA S
 P O BOX 238
 LAKE CITY, FL 32056-0238

2026

11-4S-17-08315-001

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 12 | HARDWOOD 80 | |
| Interior Floor | 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 | 1. 100 | |
| Architectual | 05 | CONV 100 | |
| Units | | 0 100 | |
| Quality | 06 | 06 | |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 11417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,050 | 100 | |
| FCP | 720 | 25 | |
| FOP | 300 | 30 | |
| TOTALS | 3,070 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2018 | | | | | | | | |
| | | | | Heated Area: 2050 | | | HX Base Yr | 2018 | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 277,558 | | | |
| TOTAL MARKET OB/XF VALUE | 38,741 | | | |
| TOTAL LAND VALUE - MARKET | 427,295 | | | |
| TOTAL MARKET VALUE | 369,524 | | | |
| SOH/AGL Deduction | 90,791 | | | |
| ASSESSED VALUE | 278,733 | | | |
| TOTAL EXEMPTION VALUE | HX HB 51,411 | | | |
| BASE TAXABLE VALUE | 227,322 | | | |
| TOTAL JUST VALUE | 743,594 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 668,920 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 35223 | SFR | 1,068 | 04/21/2017 |
| 29498 | STORAGE | 200 | 06/23/2011 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1255/1859 | 5/31/2013 | WD | Q | V | 03 | 200,000 |
| GRANTOR: PRICE CREEK LLC | | | | | | |
| GRANTEE: CLYDE E & DONNA S H | | | | | | |
| 1201/1868 | 9/20/2010 | WD | Q | V | 01 | 99,700 |
| GRANTOR: PRICE CREEK LLC | | | | | | |
| GRANTEE: CLYDE E & DONNA S H | | | | | | |

| 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 | 0020 | BARN,FR | 0 | 100 | 32 | 60 | UT | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 100 | 19,200 | |
| 2 | 0261 | PRCH, UOP | 0 | 100 | 12 | 192 | UT | 7.00 | 7.00 | 85 | 2011 | 2011 | 3 | 85 | 13,709 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | UT | 9.00 | 9.00 | 100 | 2017 | 2017 | 3 | 100 | 2,592 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 12 | 30 | UT | 9.00 | 9.00 | 100 | 2017 | 2017 | 3 | 100 | 3,240 | |

| TOTAL OB/XF | | | | | | | | | | | | 38,741 | | | | |
|-------------|---------|----------|----------|-----------|---------|------------|-----|--|--|--|--|--------|--|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | |
| | | | | | | 05/07/2026 | MLU | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W50 FCP= W24 S30 E24 N30\$ S41 FOP= S6 E50 N6 W50\$ E50 N41\$. | | | | | | | | | | | |

| 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 | | A-1 | 0.00 | 0.00 | 3.69 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 20,295 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 74.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 32,930 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 74.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 407,000 | | | | | | | |