

COMM NW COR OF SW1/4 OF SE1/4, R  
FOR POB, RUN W 38.92 FT, E 50 FT  
CONT E 200 FT, S 43 DEG E 576 FT

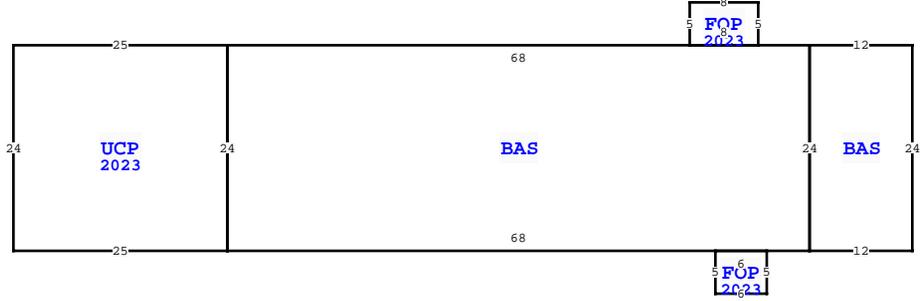
REED DEANNA K  
763 SE NATURE DR  
LAKE CITY, FL 32025

**2026**

11-4S-17-08320-116

| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 13 | PREFAB PNL 100 |
| Roof Structur  | 03 | GABLE/HIP 100  |
| Roof Cover     | 12 | MODULAR MT 100 |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 13 | LAM/VNLPLK 50  |
| Interior Floor | 14 | CARPET 50      |
| Ceiling        | 00 | N/A 100        |
| Air Condition  | 03 | CENTRAL 100    |
| Heating Type   | 04 | AIR DUCTED 100 |
| Bedrooms       | 4  | 100            |
| Bathrooms      | 2  | 100            |
| Frame          | 02 | WOOD FRAME 100 |
| RMS            | 0  | 100            |
| Stories        | 1. | 1. 100         |
| Units          | 0  | 100            |
| Condition Adj  | 03 | 03 100         |

| MARKET ADJUSTMENTS |           |           |             |                |                |     |     |      |      |      |        |                                   |  |
|--------------------|-----------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-----------------------------------|--|
| TYPE               | MDL       | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                                   |  |
| 1                  | STRG/CONV | 100%      | - 2023      |                |                |     |     |      |      |      |        | Heated Area: 1920 HX Base Yr 2023 |  |



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 3              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 119,279     |
| TOTAL MARKET OB/XF VALUE  |           |  | 8,300       |
| TOTAL LAND VALUE - MARKET |           |  | 65,130      |
| TOTAL MARKET VALUE        |           |  | 192,709     |
| SOH/AGL Deduction         |           |  | 60,499      |
| ASSESSED VALUE            |           |  | 132,210     |
| TOTAL EXEMPTION VALUE     | HX HB WX  |  | 56,411      |
| BASE TAXABLE VALUE        |           |  | 75,799      |
| TOTAL JUST VALUE          |           |  | 192,709     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 179,208     |

| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 288              | 100         |      | 288          | 16,644               |
| BAS           | 1,632            | 100         |      | 1,632        | 94,314               |
| FOP           | 30               | 35          | 2023 | 10           | 578                  |
| FOP           | 40               | 35          | 2023 | 14           | 809                  |
| UCP           | 600              | 20          | 2023 | 120          | 6,935                |
| <b>TOTALS</b> | <b>2,590</b>     |             |      | <b>2,064</b> | <b>119,279</b>       |

763 SE NATURE DR, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/06/2026 |
| INC DATE |  | AG DATE   | MLU        |

| 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              | 0260       | PAVEMENT-A  | 0   | 100 | 0   | 0  | 1.00     | UT | 0.00  | 0.00           | 100       | 2006    | 2006        | 3 | 100    | 2,000           |       |
| 2              | 0166       | CONC,PAVMT  | 0   | 100 | 30  | 50 | 1,500.00 | UT | 3.00  | 3.00           | 100       | 2006    | 2006        | 3 | 100    | 4,500           |       |
| 3              | 0166       | CONC,PAVMT  | 0   | 100 | 425 | 0  | 600.00   | UT | 3.00  | 3.00           | 100       | 2006    | 2006        | 3 | 100    | 1,800           |       |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 000050171  | Remodel     | 55,000 | 06/21/2024 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1474/1582                      | 8/30/2022 | WD        | U     | I     | 17     | 127,000    |
| GRANTOR: FIRST APOSTOLIC CHURC |           |           |       |       |        |            |
| GRANTEE: REED JOHN T           |           |           |       |       |        |            |
| 1077/1044                      | 3/15/2006 | WD        | Q     | V     |        | 100,000    |
| GRANTOR: LENVIL DICKS          |           |           |       |       |        |            |
| GRANTEE: FIRST APOSTOLIC CHU   |           |           |       |       |        |            |

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

| BUILDING DIMENSIONS                         |
|---|
| BAS=[ORIG=0,0] W68 S24 E68 N24 \$           |
| UCP=[YR=2023;ORIG=-93,0] E25 S24 W25 N24 \$ |
| BAS=[ORIG=0,24] E12 N24 W12 S24 \$          |
| FOP=[YR=2023;ORIG=-14,-5] E8 S5 W8 N5 \$    |
| FOP=[YR=2023;ORIG=-11,24] E6 S5 W6 N5 \$    |

| 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  | 5.01        | AC        |     | 1.00     | 1.00   | 1.00        | 13,000.00  | 13,000.00      | 65,130     |                             |      |         |      |     |    |        |