COMM NE COR OF SEC, S 891.29 FT
FOR POB, CONT S 933.47 FT, NW 65
R/W SR-247, NE ALONG R/W 660.70

KOLWYCK DEBRA K REVOCABLE LIVING TRUST DATED AUGUS
10149 SW STATE ROAD 247
LAKE CITY, FL 32024

**2027**

**11-5S-15-00434-001**

## BUILDING CHARACTERISTICS

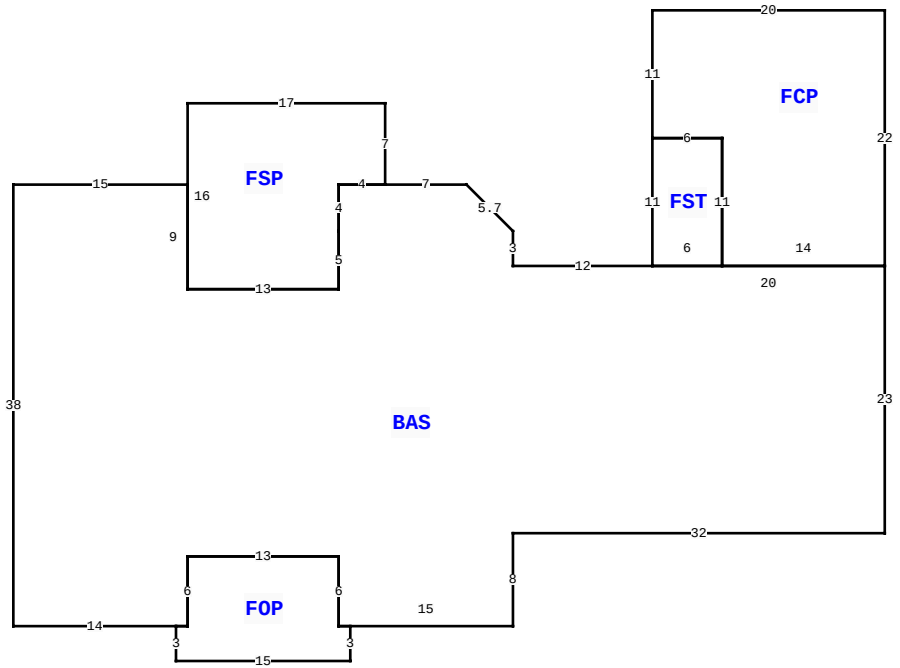
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 11515.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,167 | 100 | | 2,167 | 326,382 |
| FCP | 374 | 25 | | 94 | 14,158 |
| FOP | 123 | 30 | | 37 | 5,573 |
| FSP | 244 | 40 | | 98 | 14,760 |
| FST | 66 | 55 | | 36 | 5,423 |
| TOTALS | 2,974 | | | 2,432 | 366,296 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,432 | 152.1333 | 167.35 | 406,995 | 1996 | 2015 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 2167 HX Base Yr




10149 SW STATE ROAD 247 , LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 366,296 |
| TOTAL MARKET OB/XF VALUE | 69,201 |
| TOTAL LAND VALUE - MARKET | 65,000 |
| TOTAL MARKET VALUE | 500,497 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 500,497 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 500,497 |
| TOTAL JUST VALUE | 500,497 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 507,150 |

LAND:1:1: LONG HIGHWAY FRONTAGE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050436 | Electrical Servic | 0 | 07/24/2024 |
| 11507 | POOL | 110 | 08/09/1996 |
| 11161 | SFR | 230 | 05/16/1996 |
| 9172 | M H | 125 | 12/13/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/1387 | 8/23/2022 | WD | U | I | 11 | 100 |
| GRANTOR: KOLWYCK DEBRA K | | | | | | |
| GRANTEE: KOLWYCK DEBRA K REV | | | | | | |
| 1471/2136 | 7/25/2022 | WD | Q | I | 01 | 722,000 |
| GRANTOR: HUDSON JOHN KEITH | | | | | | |
| GRANTEE: KOLWYCK DEBRA K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 N3 U4 L4 W7 FSP= N7 W17 S16 E13 N5 /N4 E4$/ W4 S4 S5 W13 N9 W15 S38 E14 FOP= S3 E15 N3 W1 N6 W13 S6 W1$ E1 N6 E13 S6 E15 N8 E32 N23 FCP= N22 W20 S11 FST= S11 E6 N11 W6$ E6 S11 E14$ W20$.

## 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 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 15 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0280 | POOL R/CON | 0 | 0 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1996 | 1996 | 3 | 40 | 14,336 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 966.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 1,449 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 8 | 22 | 176.00 | UT | 3.50 | 3.50 | 100 | 1996 | 1996 | 3 | 100 | 616 | |
| 6 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 800 | |
| 7 | 0251 | LEAN TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 1,500 | |
| 8 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 9 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |
| 10 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 31,401

| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SEC, S 891.29 FT
FOR POB, CONT S 933.47 FT, NW 65
R/W SR-247, NE ALONG R/W 660.70

KOLWYCK DEBRA K REVOCABLE LIVING TRUST DATED AUGUS
10149 SW STATE ROAD 247
LAKE CITY, FL 32024

**2027**

**11-5S-15-00434-001**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 11515.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

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

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

### VALUATION SUMMARY

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| TOTAL MARKET VALUE | 500,497 |
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| ASSESSED VALUE | 500,497 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 500,497 |
| TOTAL JUST VALUE | 500,497 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 507,150 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1476/1387 | 8/23/2022 | WD | U | I | 11 | 100 |
| GRANTOR: KOLWYCK DEBRA K | | | | | | |
| GRANTEE: KOLWYCK DEBRA K REV | | | | | | |
| 1471/2136 | 7/25/2022 | WD | Q | I | 01 | 722,000 |
| GRANTOR: HUDSON JOHN KEITH | | | | | | |
| GRANTEE: KOLWYCK DEBRA K | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 0030 | BARN,MT | 0 | 0 | 45 | 40 | 1,800.00 | UT | 18.00 | 18.00 | 100 | 2023 | 2022 | | 100 | 32,400 | |
| 12 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2025 | 2024 | | 90 | 5,400 | |

TOTAL OB/XF 37,800

## LAND DESCRIPTION

| 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 03/19/2026 BY robin Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS