COMM AT INTER OF W LINE OF E1/2 WITH N R/W OF SR 240, N ALONG W FOR POB, CONT N 723.71 FT, E ALO

BELMONT ACADEMY, INC
1476 SW WALTER AVE
LAKE CITY, FL 32024

2027

11-5S-16-03568-004

BUILDING CHARACTERISTICS

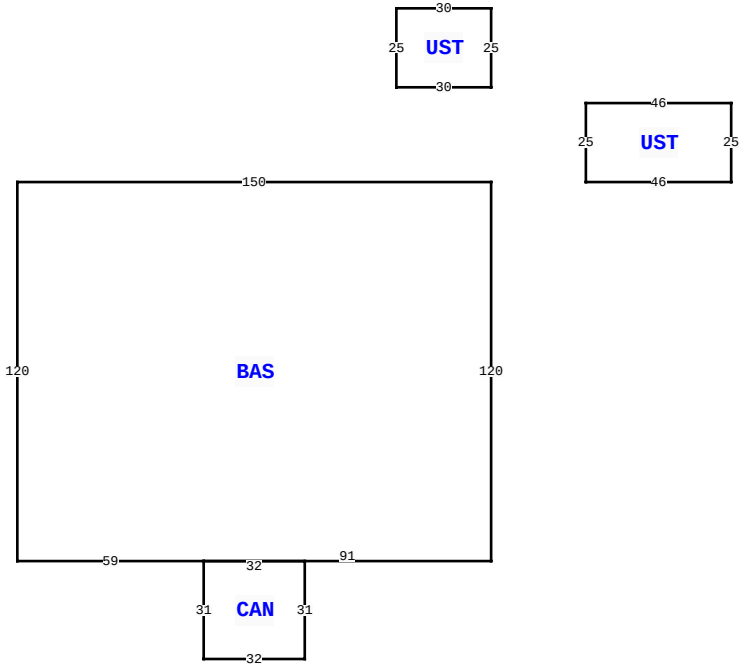
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	14	PREFIN MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		22 100
Frame	05	STEEL 100
Story Height		24 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
Quality	08	08
DOR CODE	7210	CHARTER SCHOOL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	18,000	100		18,000	3,182,166
CAN	992	30		298	52,682
UST	750	40		300	53,036
UST	1,150	40		460	81,322
TOTALS	20,892			19,058	3,369,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9090	04	19,058	187.0719	196.43	3,743,563	2013	2013	0	0	0	10.00	90.00

1 SCH/PUBLIC 0% - 0 Heated Area: 18000 HX Base Yr



1476 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0260	PAVEMENT-A	0	0	100	350	35,000.00	UT	1.60	1.60	100	0	0	3	100	56,000	
2	0260	PAVEMENT-A	0	0	450	20	9,000.00	UT	1.60	1.60	100	2021	2020		100	14,400	
3	0260	PAVEMENT-A	0	0	20	1200	35,000.00	UT	1.60	1.60	100	0	0	3	100	56,000	
4	0261	PRCH, UOP	0	0	80	80	6,400.00	UT	7.00	7.00	100	2021	2020		100	44,800	
5	0260	PAVEMENT-A	0	0	20	675	13,500.00	UT	1.60	1.60	100	0	0	3	100	21,600	
6	0166	CONC,PAVMT	0	0	200	10	2,000.00	UT	2.00	2.00	100	2021	2020		100	4,000	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,000	
8	0040	BARN,POLE	0	0	48	144	6,912.00	UT	2.00	2.00	100	1994	1994	3	100	13,824	
9	0040	BARN,POLE	0	0	13	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
10	0262	PRCH,FOP	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		8,569,556
TOTAL MARKET OB/XF VALUE		282,434
TOTAL LAND VALUE - MARKET		241,230
TOTAL MARKET VALUE		9,093,220
SOH/AGL Deduction		0
ASSESSED VALUE		9,093,220
TOTAL EXEMPTION VALUE	08	9,093,220
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,093,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,093,220

XFOB:19:1: SCHOOL
XFOB:18:1: SCHOOL
XFOB:17:1: SCHOOL
SALE:17:1: NEW CONSTRUCTION INVOLVED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056361	Signs - New or Ex	5,500	08/18/2026
000044274	New Commercial Co	19,785	04/26/2022
000041977	Additions	100,000	05/21/2021
40877	REMODEL	0	11/11/2020
40136	REMODEL	0	07/10/2020
36704	ADDN COMM	1,033	05/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0521	11/01/2016	WD	U	I	17	2,755,000
GRANTOR: MTM CAPITAL HOLDINGS						
GRANTEE: BELMONT ACADEMY INC						
1274/1920	4/14/2014	WD	U	I	17	100
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: MTM CAPITAL HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W150 S120 E59 CAN= S31 E32 N31 W32$ E91 N120$ PTR= N30 UST= N25 W30 S25 E30$ S30$ PTR= E30 UST= E46 N25 W46 S25$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 217,624

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	7210	C	CHARTER SCHO	0		A-1	0.00	0.00	24.87	AC		1.00	1.00	1.00	8,500.00	8,500.00	211,395							
2	7210	C	CHARTER SCHO	0		A-1	0.00	0.00	3.51	AC		1.00	1.00	1.00	8,500.00	8,500.00	29,835							

REVIEW DATE 03/08/2022 BY ME Total Acres: 28.38 Total Land Value: 241,230 Market: 0 Agricultural: 0 Common: 241,230 PRINTED 11/17/2026 BY SYS

COMM AT INTER OF W LINE OF E1/2
WITH N R/W OF SR 240, N ALONG W
FOR POB, CONT N 723.71 FT, E ALO

BELMONT ACADEMY, INC
1476 SW WALTER AVE
LAKE CITY, FL 32024

2027

11-5S-16-03568-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		18 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Quality	08	08

DOR CODE 7210 CHARTER SCHOOL

MAP NUM | MKT AREA 01

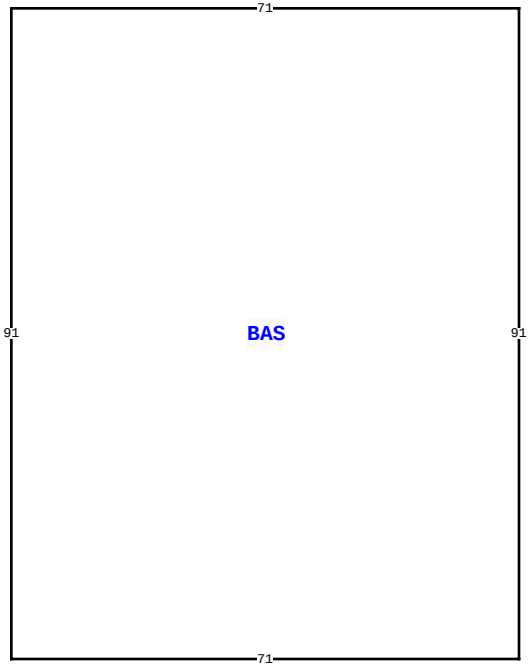
NEIGHBORHOOD/LOC 11516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,461	100		6,461	1,248,253
TOTALS	6,461			6,461	1,248,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9090	04	6,461	197.8449	207.74	1,342,208	2016	2016	0	0	0	7.00	93.00

3 SCH/PUBLIC 0% - 0 Heated Area: 6461 HX Base Yr



1476 SW WALTER AVE, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE
INC DATE | AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 2 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		8,569,556
TOTAL MARKET OB/XF VALUE		282,434
TOTAL LAND VALUE - MARKET		241,230
TOTAL MARKET VALUE		9,093,220
SOH/AGL Deduction		0
ASSESSED VALUE		9,093,220
TOTAL EXEMPTION VALUE	08	9,093,220
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,093,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,093,220

XFOB:16:1: SCHOOL

SALE:10:1: 4.01 ACRES WITH IMPROVEMENTS

SALE:2:1: $.70 STAMPS

SALE:1:1: 3 DEEDS SEE 807-1661-1663.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33785	COMMERCIAL	2,138	02/23/2016
33162	COMMERCIAL	425	07/09/2015
32095	CHURCH	425	07/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0521	11/01/2016	WD	U	I	17	2,755,000
GRANTOR: MTM CAPITAL HOLDINGS						
GRANTEE: BELMONT ACADEMY INC						
1274/1920	4/14/2014	WD	U	I	17	100
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: MTM CAPITAL HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W71 S91 E71 N91$.

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	0020	BARN,FR	0	0	30	30	1.00	UT	0.00	0.00	100	1999	1999	3	100	14,850	
12	0020	BARN,FR	0	0	15	26	390.00	UT	64.00	64.00	100	2000	2000	3	100	24,960	
13	0260	PAVEMENT-A	0	0	0	0	1.00	UT	25,000.00	25,000.00	100	2022	2021		100	25,000	

LAND DESCRIPTION

TOTAL OB/XF 64,810

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 03/08/2022 BY ME Total Acres: 28.38 Total Land Value: 241,230 Market: 0 Agricultural: 0 Common: 241,230 PRINTED 11/17/2026 BY SYS

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WITH N R/W OF SR 240, N ALONG W
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LAKE CITY, FL 32024

2027

11-5S-16-03568-004

BUILDING CHARACTERISTICS

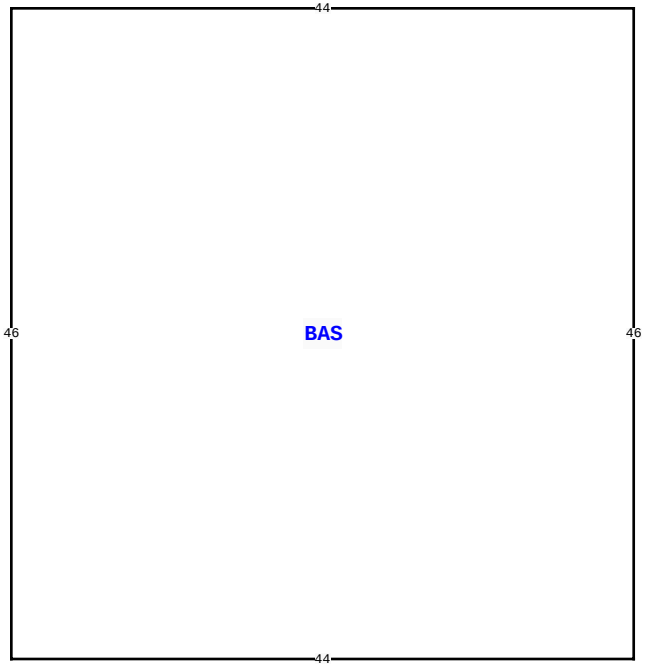
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	08	08
DOR CODE	7210	CHARTER SCHOOL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100		2,024	323,319
TOTALS	2,024			2,024	323,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9090	04	2,024	160.1418	168.15	340,336	2018	2018	0	0	0	5.00	95.00

4 SCH/PUBLIC 0% - 0 Heated Area: 2024 HX Base Yr



1476 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 4 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		8,569,556
TOTAL MARKET OB/XF VALUE		282,434
TOTAL LAND VALUE - MARKET		241,230
TOTAL MARKET VALUE		9,093,220
SOH/AGL Deduction		0
ASSESSED VALUE		9,093,220
TOTAL EXEMPTION VALUE	08	9,093,220
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,093,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,093,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0521	11/01/2016	WD	U	I	17	2,755,000
GRANTOR: MTM CAPITAL HOLDINGS						
GRANTEE: BELMONT ACADEMY INC						
1274/1920	4/14/2014	WD	U	I	17	100
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: MTM CAPITAL HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S46 E44 N46$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/08/2022 BY ME Total Acres: 28.38 Total Land Value: 241,230 Market: 0 Agricultural: 0 Common: 241,230 PRINTED 11/17/2026 BY SYS

COMM AT INTER OF W LINE OF E1/2
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BUILDING CHARACTERISTICS

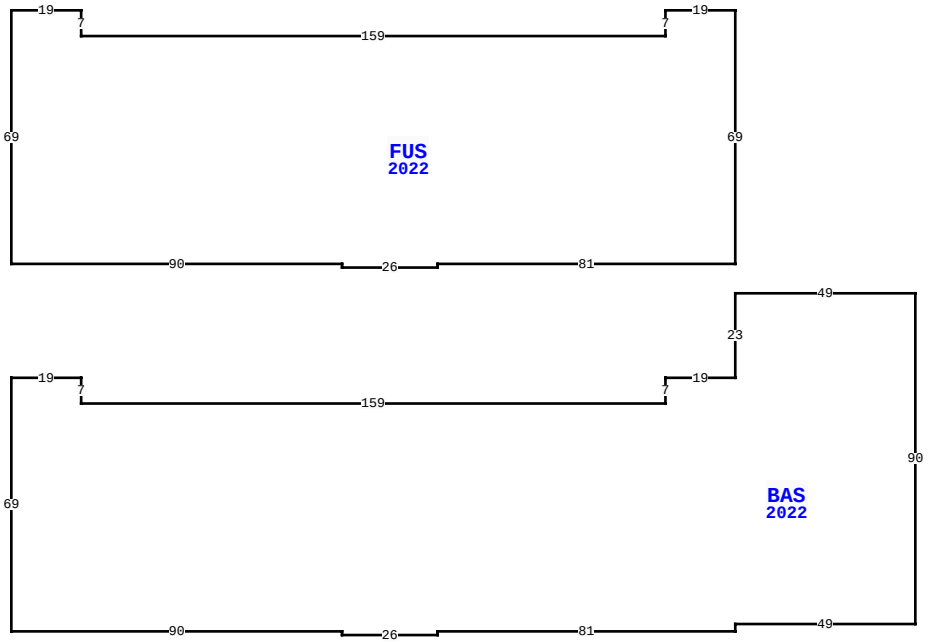
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		53 100
Frame	02	WOOD FRAME 100
Story Height		15 100
RMS		39 100
Stories	2.	2. 100
Condition Adj	03	03 100
Quality	08	08
DOR CODE	7210	CHARTER SCHOOL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16,916	100	2022	16,916	2,086,343
FUS	12,506	100	2022	12,506	1,542,434
TOTALS	29,422			29,422	3,628,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9090	04	29,422	121.0977	127.15	3,741,007	2021	2021	0	0	0	3.00	97.00

5 SCH/PUBLIC 0% - 2022 Heated Area: 29422 HX Base Yr



1476 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 03/08/2022 BY ME Total Acres: 28.38 Total Land Value: 241,230 Market: 0 Agricultural: 0 Common: 241,230 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 4 of 4 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		8,569,556
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SOH/AGL Deduction		0
ASSESSED VALUE		9,093,220
TOTAL EXEMPTION VALUE	08	9,093,220
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,093,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,093,220

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/0521	11/01/2016	WD	U	I	17	2,755,000
GRANTOR: MTM CAPITAL HOLDINGS						
GRANTEE: BELMONT ACADEMY INC						
1274/1920	4/14/2014	WD	U	I	17	100
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: MTM CAPITAL HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2022;ORIG=-10,-90] S69 E90 S1 E26 N1 E81 N69 W19 S7 W159 N7 W19 $
BAS=[YR=2022;ORIG=-10,10] S69 E90 S1 E26 N1 E81 N2 E49 N90 W49 S23 W19 S7 W159 N7 W19 $
.