

2.47 AC IN SW COR OF SW1/4 OF  
SE1/4 & SE1/4 OF SW1/4, EX  
2.47 AC IN NE COR & EX 1 AC TO

COMBEST EDGAR JR TRUSTEE  
638 SE MYRTIS RD  
LAKE CITY, FL 32025

**2026**

11-5S-17-09204-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 19               | COMMON BRK   | 100  |
| Roof Structur            | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 03               | COMP SHNGL   | 100  |
| Interior Wall            | 04               | PLYWOOD      | 50   |
| Interior Wall            | 05               | DRYWALL      | 50   |
| Interior Floor           | 14               | CARPET       | 70   |
| Interior Floor           | 06               | VINYL ASB    | 30   |
| Air Condition            | 03               | CENTRAL      | 100  |
| Heating Type             | 04               | AIR DUCTED   | 100  |
| Bedrooms                 |                  | 3            | 100  |
| Bathrooms                |                  | 2            | 100  |
| Frame                    | 01               | NONE         | 100  |
| Stories                  | 1.               | 1.           | 100  |
| Architectual             | 05               | CONV         | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 02               | 02           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 05               | 05           |      |
| DOR CODE                 | 5000 IMPROVED AG |              |      |
| MAP NUM                  |                  | MKT AREA     | 02   |
| NEIGHBORHOOD/LOC         | 11517.00 1.00/   |              |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 1,787            | 100          |      |
| FCP                      | 440              | 25           |      |
| FOP                      | 68               | 30           |      |
| USP                      | 216              | 35           |      |
| UST                      | 162              | 45           |      |
| TOTALS                   | 2,673            |              |      |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100               | 01  | 2,066     | 98.6490     | 112.46         | 232,342        | 1974 | 1974 | 0    | 0    | 35.00 | 65.00  |

1 SINGLE FAM 100% - 0 Heated Area: 1787 HX Base Yr

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|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 151,022  |
| TOTAL MARKET OB/XF VALUE  |           |             | 5,970    |
| TOTAL LAND VALUE - MARKET |           |             | 434,500  |
| TOTAL MARKET VALUE        |           |             | 184,332  |
| SOH/AGL Deduction         |           |             | 74,067   |
| ASSESSED VALUE            |           |             | 110,265  |
| TOTAL EXEMPTION VALUE     | HX HB VX  |             | 56,411   |
| BASE TAXABLE VALUE        |           |             | 53,854   |
| TOTAL JUST VALUE          |           |             | 591,492  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 509,847  |

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

| SALES DATA        |            |           |       |       |        |            |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1102/2530         | 11/14/2006 | WD        | Q     | I     | 01     | 100        |

GRANTOR: EDGAR COMBEST JR  
GRANTEE: EDGAR COMBEST JR TR

| EXTRA FEATURES |            |             |         |       |          |
|----------------|------------|-------------|---------|-------|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W   | UNITS    |
| 1              | 0190       | FPLC PF     | 0 100   | 0 0   | 1.00     |
| 2              | 0210       | GARAGE U    | 0 100   | 20 30 | 600.00   |
| 3              | 0040       | BARN, POLE  | 0 100   | 20 60 | 1,200.00 |
| 4              | 0166       | CONC, PAVMT | 0 100   | 0 0   | 2,580.00 |

| TOTAL OB/XF |            |             |         |       |          |    |          |                |           |         |             | 5,970 |        |                 |       |
|-------------|------------|-------------|---------|-------|----------|----|----------|----------------|-----------|---------|-------------|-------|--------|-----------------|-------|
| 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           | 0190       | FPLC PF     | 0 100   | 0 0   | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3     | 100    | 1,200           |       |
| 2           | 0210       | GARAGE U    | 0 100   | 20 30 | 600.00   | UT | 4.30     | 4.30           | 80        | 0       | 0           | 3     | 80     | 2,064           |       |
| 3           | 0040       | BARN, POLE  | 0 100   | 20 60 | 1,200.00 | UT | 0.75     | 0.75           | 100       | 0       | 0           | 3     | 100    | 900             |       |
| 4           | 0166       | CONC, PAVMT | 0 100   | 0 0   | 2,580.00 | UT | 0.70     | 0.70           | 100       | 0       | 0           | 3     | 100    | 1,806           |       |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W15 USP= N12 W18 S12 E18\$ W44 S35 E26 N2 FOP= E17N4 W17 S4\$ N4 E29 FCP= E22 N20 W22 S20\$ N20 E4 UST= E18 N9 W18 S9\$ N9\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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  | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 5,500.00   | 5,500.00       | 5,500      |                             |      |         |      |     |    |        |
| 2                | 6200     | A   | PASTURE 3            | 0   |     |          | 0.00  | 0.00  | 78.00       | AC        |     | 1.00        | 1.00   | 1.00    | 280.00     | 280.00         | 21,840     |                             |      |         |      |     |    |        |
| 3                | 9910     | M   | MKT. VAL. AG         | 0   |     |          | 0.00  | 0.00  | 78.00       | AC        |     | 1.00        | 1.00   | 1.00    | 5,500.00   | 5,500.00       | 429,000    |                             |      |         |      |     |    |        |