

BEG 1108.17 FT S OF NE COR OF SE OF NW1/4, RUN S 210 FT, W 224 FT 210 FT, E 224 FT TO POB.

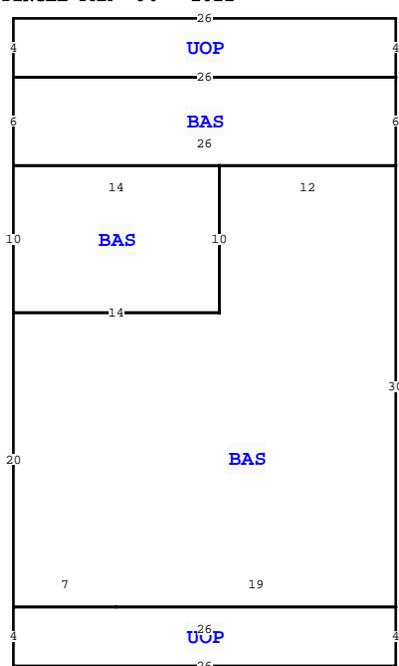
TURSON CINDY LOUISE  
568 SW JAFUS AVE  
LAKJE CITY, FL 32024

**2026**

12-4S-15-00346-003

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 04               | SINGLE SID    | 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   |
| Air Condition            | 09               | WALL UNIT     | 100  |
| Heating Type             | 02               | CONVECTION    | 100  |
| Bedrooms                 |                  | 2             | 100  |
| Bathrooms                |                  | 2             | 100  |
| Frame                    | 01               | NONE          | 100  |
| Stories                  | 1.               | 1.            | 100  |
| Architectual Units       | 05               | CONV          | 100  |
| Condition Adj            | 03               | 0             | 100  |
| Kitchen Adjus            | 01               | 01            | 100  |
| Quality                  | 05               | 05            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 01   |
| NEIGHBORHOOD/LOC         | 12415.00         | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 140              | 100           |      |
| BAS                      | 156              | 100           |      |
| BAS                      | 640              | 100           |      |
| UOP                      | 104              | 20            |      |
| UOP                      | 104              | 20            |      |
| TOTALS                   | 1,144            |               | 978  |

| MARKET ADJUSTMENTS          |            |           |             |                |                |      |      |      |      |      |        |
|-----------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                        | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 1                           | SINGLE FAM | 0%        | - 2022      |                | 109,927        | 1955 | 2020 | 0    | 0    | 6.25 | 93.75  |
| Heated Area: 936 HX Base Yr |            |           |             |                |                |      |      |      |      |      |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 103,057     |   |
| TOTAL MARKET OB/XF VALUE  |           | 3,500       |   |
| TOTAL LAND VALUE - MARKET |           | 24,840      |   |
| TOTAL MARKET VALUE        |           | 131,397     |   |
| SOH/AGL Deduction         |           | 0           |   |
| ASSESSED VALUE            |           | 131,397     |   |
| TOTAL EXEMPTION VALUE     |           | 0           |   |
| BASE TAXABLE VALUE        |           | 131,397     |   |
| TOTAL JUST VALUE          |           | 131,397     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           | 0           |   |
| PREVIOUS YEAR MKT VALUE   |           | 129,531     |   |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000043578  | Roof Replacement | 7,350 | 01/24/2022 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1441/1648                      | 6/30/2021 | WD        | Q     | I     | 01     | 145,000    |
| GRANTOR: DUNLAP GAIL MARIE     |           |           |       |       |        |            |
| GRANTEE: TURSON CINDY LOUISE   |           |           |       |       |        |            |
| 1441/1646                      | 6/30/2021 | WD        | U     | I     | 11     | 100        |
| GRANTOR: FLORIDA HOLDINGS TRUS |           |           |       |       |        |            |
| GRANTEE: DUNLOP GAIL MARIE     |           |           |       |       |        |            |

| EXTRA FEATURES |            | 568 SW JAFUS AVE, LAKE CITY |                |
|----------------|------------|-----------------------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION                 | ADJ UNIT PRICE |
| 1              | 0296       | SHED METAL                  | 2,500.00       |
| 2              | 0070       | CARPORT UF                  | 1,000.00       |

| BLD DATE | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |
|----------|---------|----------|------------|-----------|---------|
|          |         |          | 05/14/2026 |           | MLU     |

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

| BUILDING DIMENSIONS                          |  |
|--|--|
| BAS=[ORIG=0,0] W12 S10 W14 S20 E7 E19 N30 \$ |  |
| BAS=[ORIG=-12,0] W14 S10 E14 N10 \$          |  |
| UOP=[ORIG=-26,30] S4 E26 N4 W26 \$           |  |
| BAS=[ORIG=0,0] W26 N6 E26 S6 \$              |  |
| UOP=[ORIG=0,-6] W26 N4 E26 S4 \$             |  |

| LAND DESCRIPTION |          | TOTAL OB/XF 3,500 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  | 0   |     | A-1      | 0.00  | 0.00  | 1.08        | AC        |     | 1.00     | 1.00   | 1.00    | 23,000.00  | 23,000.00      | 24,840     |                             |      |         |      |     |    |        |