

COMM AT NW COR OF NE1/4 OF NW 1/  
 FT. S 457.75 FT FOR POB, RUN E 2  
 344.38 FT, SW 456.77 FT, CONT SW

WALLACE MARSHA D/EDENFIELD REBECCA LYNN  
 4553 SE HIGH FALLS RD  
 LAKE CITY, FL 32025

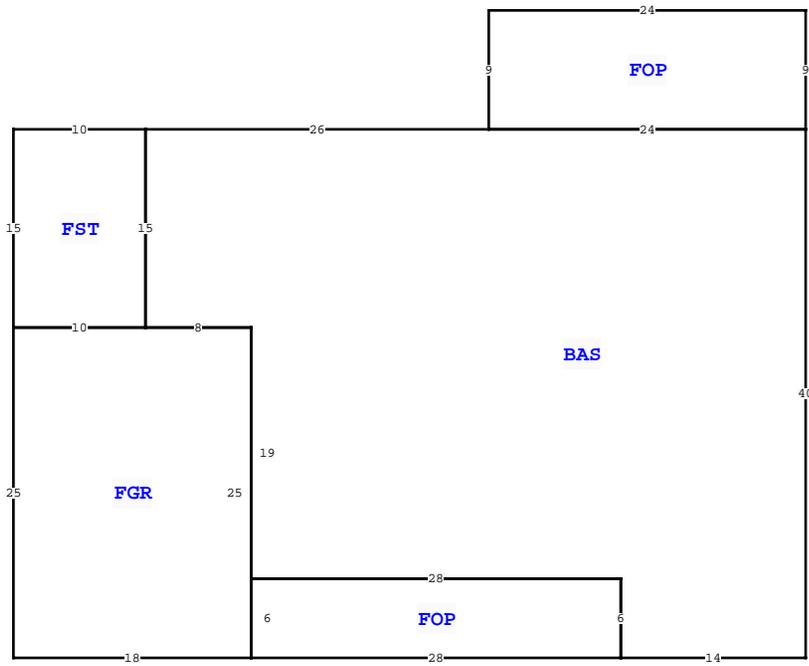
**2026**

12-5S-17-09216-003  


| BUILDING CHARACTERISTICS |                      |             |      |              |                      |
|--------------------------|----------------------|-------------|------|--------------|----------------------|
| ELEMENT                  | CD                   |             |      |              |                      |
| Exterior Wall            | 31 VINYL SID 100     |             |      |              |                      |
| Roof Structur            | 03 GABLE/HIP 100     |             |      |              |                      |
| Roof Cover               | 14 PREFIN MT 100     |             |      |              |                      |
| Interior Wall            | 05 DRYWALL 100       |             |      |              |                      |
| Interior Floor           | 07 CORK/VTILE 60     |             |      |              |                      |
| Interior Floor           | 14 CARPET 40         |             |      |              |                      |
| Air Condition            | 03 CENTRAL 100       |             |      |              |                      |
| Heating Type             | 04 AIR DUCTED 100    |             |      |              |                      |
| Bedrooms                 | 2 100                |             |      |              |                      |
| Bathrooms                | 1.5 100              |             |      |              |                      |
| Frame                    | 01 NONE 100          |             |      |              |                      |
| Stories                  | 1. 1. 100            |             |      |              |                      |
| Architectual Units       | 05 CONV 100<br>0 100 |             |      |              |                      |
| Condition Adj            | 03 03 100            |             |      |              |                      |
| Kitchen Adjus            | 01 01 100            |             |      |              |                      |
| Quality                  | 05 05                |             |      |              |                      |
| DOR CODE                 | 5000 IMPROVED AG     |             |      |              |                      |
| MAP NUM                  | MKT AREA 02          |             |      |              |                      |
| NEIGHBORHOOD/LOC         | 12517.00 1.00/       |             |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA     | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,632                | 100         |      | 1,632        | 131,847              |
| FGR                      | 450                  | 55          |      | 248          | 20,036               |
| FOP                      | 168                  | 30          |      | 50           | 4,040                |
| FOP                      | 216                  | 30          |      | 65           | 5,251                |
| FST                      | 150                  | 55          |      | 82           | 6,625                |
| TOTALS                   | 2,616                |             |      | 2,077        | 167,798              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100               | 01  | 2,077     | 109.0280    | 124.29         | 258,150        | 1994 | 1994 | 0    | 0    | 35.00 | 65.00  |

1 SINGLE FAM 0% - 2025 Heated Area: 1632 HX Base Yr



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 3              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 167,798     |
| TOTAL MARKET OB/XF VALUE  |           |  | 1,400       |
| TOTAL LAND VALUE - MARKET |           |  | 53,000      |
| TOTAL MARKET VALUE        |           |  | 183,318     |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 183,318     |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 183,318     |
| TOTAL JUST VALUE          |           |  | 222,198     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 216,254     |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 8111       | SFR         | 45,000 | 02/25/1994 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1313/1485         | 4/10/2016 | LE U      |       | I     | 30     | 100        |

GRANTOR: CLEDAS & BETTY DICKS  
 GRANTEE: MARSHA D WALLACE &  
 0767/0159 11/03/1992 PR U V 11 0  
 GRANTOR: FANNIE DICKS EST  
 GRANTEE: CLEDAS DICKS

| 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              | 0190       | FPLC PF     | 0       | 0 | 0 | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2005    | 2005        | 3 | 100    | 200             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 4.00        | AC        |     | 1.00     | 1.00   | 1.00    | 280.00     | 280.00         | 1,120      |                             |      |         |      |     |    |        |
| 2                | 9910     | M   | MKT. VAL. AG         | 0   |     | A-1      | 0.00  | 0.00  | 4.00        | AC        |     | 1.00     | 1.00   | 1.00    | 10,000.00  | 10,000.00      | 40,000     |                             |      |         |      |     |    |        |
| 3                | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 13,000     |                             |      |         |      |     |    |        |

| BUILDING NOTES                   |  |
|----------------------------------|--|
| 4514 SE HIGH FALLS RD, LAKE CITY |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W26 FST= W10 S15 E10 N15\$ S15 FGR= W10 S25 E18 N25W8\$ E8 S19 FOP= S6 E28 N6 W28\$ E28 S6 E14 N40 FOP= N9 W24 S9 E24\$ W24\$. |  |

| TOTAL OB/XF                  |  | 1,400 |  |  |                          |  |  |  |  |                |  |  |  |  |                     |  |  |  |  |                |  |  |  |  |  |
|------------------------------|--|-------|--|--|--------------------------|--|--|--|--|----------------|--|--|--|--|---------------------|--|--|--|--|----------------|--|--|--|--|--|
| REVIEW DATE 08/01/2017 BY DF |  |       |  |  |                          |  |  |  |  |                |  |  |  |  |                     |  |  |  |  |                |  |  |  |  |  |
| Total Acres: 5.00            |  |       |  |  | Total Land Value: 14,120 |  |  |  |  | Market: 40,000 |  |  |  |  | Agricultural: 1,120 |  |  |  |  | Common: 13,000 |  |  |  |  |  |