BEG INTER OF NE R/W OF I-75 & NW
341, NW 457.53 FT, E 15 FT, SE 3
245.82 FT TO POB, EX BEG INTER O

SPELL PROPERTIES NORTH FL LLC
1050 NW MORRELL DR
WHITE SPRINGS, FL 32096

2027

13-4S-16-02952-005

BUILDING CHARACTERISTICS

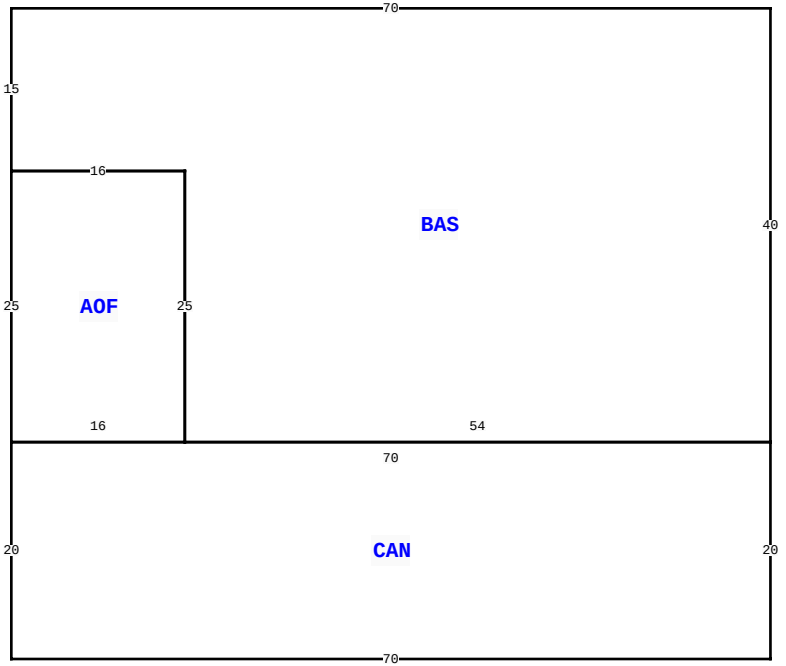
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		16 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	400	150		600	16,924
BAS	2,400	100		2,400	67,697
CAN	1,400	30		420	11,847
TOTALS	4,200			3,420	96,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,420	88.3667	33.58	114,844	2009	2009	0	0	0	16.00	84.00

1 PREF M B A 0% - 0 Heated Area: 2800 HX Base Yr



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

2618 SW SISTERS WELCOME RD, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	666,104
TOTAL MARKET OB/XF VALUE	64,650
TOTAL LAND VALUE - MARKET	109,080
TOTAL MARKET VALUE	839,834
SOH/AGL Deduction	0
ASSESSED VALUE	839,834
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	839,834
TOTAL JUST VALUE	839,834
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	839,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38427	COMMERCIAL	1,728	08/01/2019
27281	COMMERCIAL	428	08/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/0938	4/28/2016	WD	Q	I	05	170,700
GRANTOR: JAMES TURNER & A & R						
GRANTEE: SPELL PROPERTIES OF						
1163/0838	12/01/2008	QC	Q	V	01	79,800
GRANTOR: ALFRED & CARMEN MORAN						
GRANTEE: A & R OF LAKE CITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W70 S15 E16 S25 E54 N40 $AOF=[ORIG=-70,15] E16 S25 W16 N25 $CAN=[ORIG=-70,40] E70 S20 W70 N20 $.

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	0166	CONC,PAVMT	0	0	0	0	1,260.00	UT	2.50	2.50	100	2009	2009	3	100	3,150	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0260	PAVEMENT-A	0	0	0	0	32,500.00	UT	1.60	1.60	100	2021	2020		100	52,000	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 64,650

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	2500	C	SRVC SHOPS	0		CI	0.00	0.00	1.02	AC		1.00	1.00	1.00	54,000.00	54,000.00	55,080							
2	1000	C	VACANT COMME	0		CI	0.00	0.00	1.00	AC		1.00	1.00	1.00	54,000.00	54,000.00	54,000							

REVIEW DATE 01/08/2025 BY KS Total Acres: 2.02 Total Land Value: 109,080 Market: 0 Agricultural: 0 Common: 109,080 PRINTED 11/17/2026 BY SYS

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341, NW 457.53 FT, E 15 FT, SE 3
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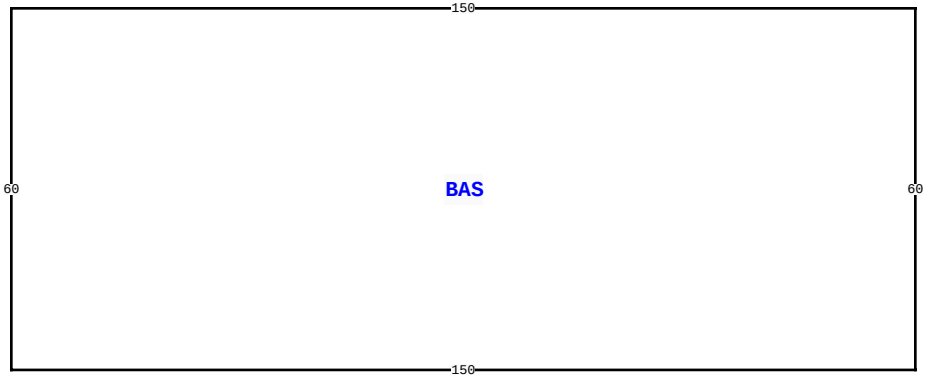
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		N/A 100
Frame	05	STEEL 100
Story Height		30 100
RMS		1 100
Stories	1.	1. 100
Units		N/A 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	2500	REPAIR SERVICE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,000	100		9,000	569,635
TOTALS	9,000			9,000	569,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	9,000	173.5074	65.93	593,370	2020	2020	0	0	0	4.00	96.00

2 PREF M B A 0% - 2021 Heated Area: 9000 HX Base Yr



2618 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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INCOME VALUE	
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1163/0838	12/01/2008	QC	Q	V	01	79,800
GRANTOR: ALFRED & CARMEN MORAN						
GRANTEE: A & R OF LAKE CITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-70,-43] E150 S60 W150 N60 $.

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 01/08/2025 BY KS Total Acres: 2.02 Total Land Value: 109,080 Market: 0 Agricultural: 0 Common: 109,080 PRINTED 11/17/2026 BY SYS