



| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | |
|---|------------|--------------|----------------------|-----|-----|----------|-------|-------|----------------|------------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|-------------|-----------------------------|------|---------------------------|--------|-------------------|----|-------------|--------------|-----|-----|--------|------------|-----------|--|--------|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | STANDARD | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY | | | | | Tax Group: 3 | | | | | Tax Dist: | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING MARKET VALUE | | | | | | | | | | 0 | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL MARKET OB/XF VALUE | | | | | | | | | | 0 | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL LAND VALUE - MARKET | | | | | | | | | | 35,000 | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL MARKET VALUE | | | | | | | | | | 35,000 | | | | | |
| | | | | | | | | | | | | | | | | | | | | SOH/AGL Deduction | | | | | | | | | | 9,062 | | | | | |
| | | | | | | | | | | | | | | | | | | | | ASSESSED VALUE | | | | | | | | | | 25,938 | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL EXEMPTION VALUE | | | | | | | | | | 0 | | | | | |
| | | | | | | | | | | | | | | | | | | | | BASE TAXABLE VALUE | | | | | | | | | | 25,938 | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTAL JUST VALUE | | | | | | | | | | 35,000 | | | | | |
| | | | | | | | | | | | | | | | | | | | | NCON VALUE | | | | | | | | | | 0 | | | | | |
| | | | | | | | | | | | | | | | | | | | | INCOME VALUE | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PREVIOUS YEAR MKT VALUE | | | | | | | | | | 35,000 | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM | | | | DESCRIPTION | | | | AMT | | | | ISSUED | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | OFF RECORD Number | | DATE | | TYPE INST | Q U | V I | V I | RSN CD | SALE PRICE | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 1080/0295 | | 3/31/2006 | | WD | Q | V | V | 01 | 100 | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTOR: PETER KAPTAIN | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTEE: KAPTAIN 5 LLC | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | 1062/2418 | | 10/21/2005 | | WD | U | V | V | 08 | 50,800 | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTOR: RML HOLDINGS | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | GRANTEE: PETER KAPTAIN | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING DIMENSIONS | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | TOTALS | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | 396 SW MORNING GLORY DR, LAKE CITY | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | BLD DATE | | | | LGL DATE | | 04/14/2026 | | MLU | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | XF DATE | | | | LAND DATE | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | INC DATE | | | | AG DATE | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | 0 | | | | | | | | | | | | | | | | | | |
| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | |
| 1 | 0000 | C | VAC RES | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/29/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |