E1/2 OF SE1/4 OF NE1/4 OF SW1/4, EX RD R/W. ORB 368-848, 565-471, 783-500, 784-288,

TAMARAW INVESTMENT LLC
1909 NW COUNTY RD 138
BRANFORD, FL 32008

2027

16-4S-16-03041-004

BUILDING CHARACTERISTICS

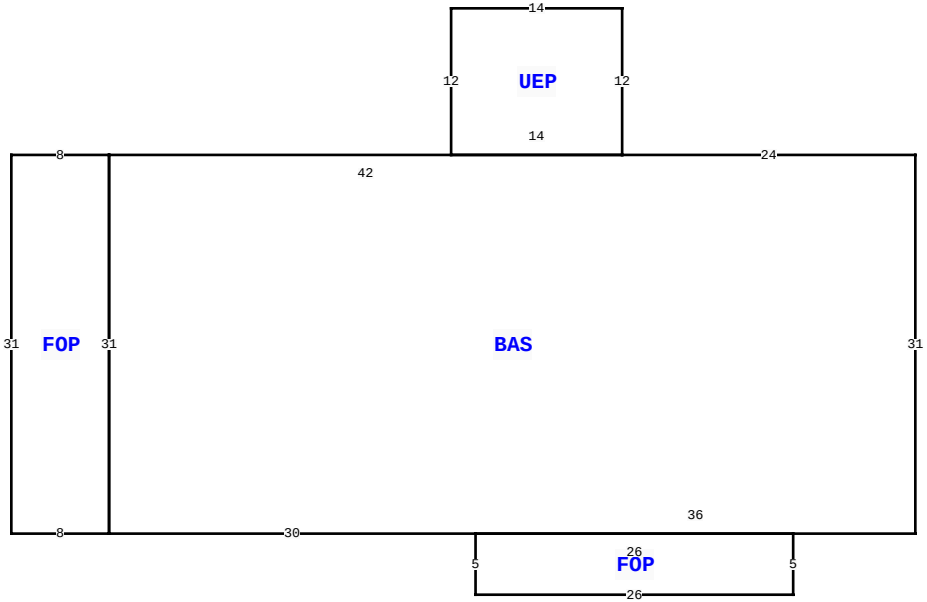
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		16416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	148,776
FOP	130	30		39	2,836
FOP	248	30		74	5,381
UEP	168	60		101	7,344
TOTALS	2,592			2,260	164,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,260	101.7045	111.87	252,826	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2046 HX Base Yr



164 SW DAYLIGHT LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100	1972	1972	3	40	14,336	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,835.00	2,835.00	50	0	0	3	50	1,418	
3	9947	Septic	0	0	0	0	3.00	UT	3,000.00	3,000.00	100			3	100	9,000	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	0	0	0	96.00	UT	13.50	13.50	100	2007	2007	3	100	1,296	
7	0120	CLFENCE 4	0	0	0	0	200.00	UT	7.50	7.50	100	2007	2007	3	100	1,500	
8	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	150	
9	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,101
TOTAL MARKET OB/XF VALUE	37,200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	324,301
SOH/AGL Deduction	0
ASSESSED VALUE	324,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,301
TOTAL JUST VALUE	324,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,298

SALE:7:1: 4.37 ACRES WITH HOUSE (SHELLEY IS DAUGHT

SALE:6:1: .63 AC WITH BARN ADDED TO EXISTING PRCL

SALE:5:1: QUIT CLAIM

SALE:3:1: TEN IN COMMON W/ RIGHTS OF SURVIVORSHIP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055022	Electrical Servic		02/16/2026
32410	MAINT/ALTR	25	10/20/2014
18901	PUMP/UTPOL	30	10/30/2001
11969	M H	125	12/17/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/2372	4/14/2008	WD	Q	I	03	0
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						
1121/1526	5/30/2007	CD	Q	I	01	193,200
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UEP= N12 W14 S12 E14$ W42 FOP= W8 S31 E8 N31$ S31 E30 FOP= S5 E26 N5 W26$ E36 N31$.

LAND DESCRIPTION

TOTAL OB/XF 37,200

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	0100	C	SFR	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000							
2	0200	C	MBL HM	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	18,000							

REVIEW DATE 07/11/2024 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

E1/2 OF SE1/4 OF NE1/4 OF SW1/4, EX RD R/W. ORB 368-848, 565-471, 783-500, 784-288,

TAMARAW INVESTMENT LLC
1909 NW COUNTY RD 138
BRANFORD, FL 32008

2027

16-4S-16-03041-004

BUILDING CHARACTERISTICS

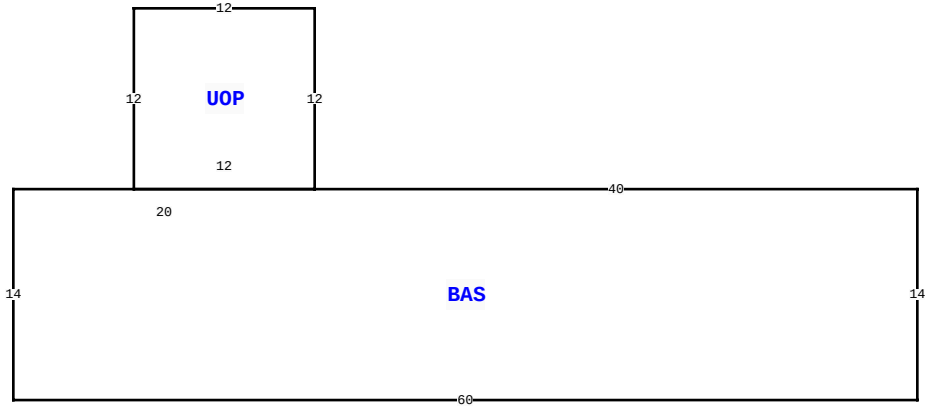
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	7,703
UOP	144	25		36	330
TOTALS	984			876	8,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	876	76.4235	45.85	40,165	1980	1980	0	0	50	60.00	20.00

3 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



164 SW DAYLIGHT LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,101
TOTAL MARKET OB/XF VALUE	37,200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	324,301
SOH/AGL Deduction	0
ASSESSED VALUE	324,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,301
TOTAL JUST VALUE	324,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,298

BLDG:2:1: CHECKMATE

LAND:1:1: 5 AC'S TOTAL:3 AC'S AE/Y: 2 AC'S AE/N-2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1174/2372	4/14/2008	WD	Q	I	03	0
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						
1121/1526	5/30/2007	CD	Q	I	01	193,200
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UOP= N12 W12 S12 E12$ W20 S14 E60 N14$.

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 07/11/2024 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

E1/2 OF SE1/4 OF NE1/4 OF SW1/4, EX RD R/W. ORB 368-848, 565-471, 783-500, 784-288,

TAMARAW INVESTMENT LLC
1909 NW COUNTY RD 138
BRANFORD, FL 32008

2027

16-4S-16-03041-004

BUILDING CHARACTERISTICS

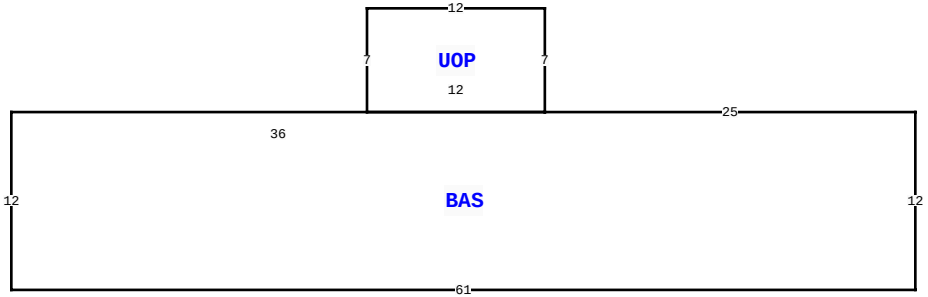
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	8,948
UOP	84	25		21	257
TOTALS	816			753	9,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	753	50.9400	30.56	23,012	1973	1973	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 732 HX Base Yr



164 SW DAYLIGHT LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,101
TOTAL MARKET OB/XF VALUE	37,200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	324,301
SOH/AGL Deduction	0
ASSESSED VALUE	324,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,301
TOTAL JUST VALUE	324,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/2372	4/14/2008	WD	Q	I	03	0
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						
1121/1526	5/30/2007	CD	Q	I	01	193,200
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N7 W12 S7 E12$ W36 S12 E61 N12$.

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 07/11/2024 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

E1/2 OF SE1/4 OF NE1/4 OF SW1/4, EX RD R/W. ORB 368-848, 565-471, 783-500, 784-288,

TAMARAW INVESTMENT LLC
1909 NW COUNTY RD 138
BRANFORD, FL 32008

2027

16-4S-16-03041-004

BUILDING CHARACTERISTICS

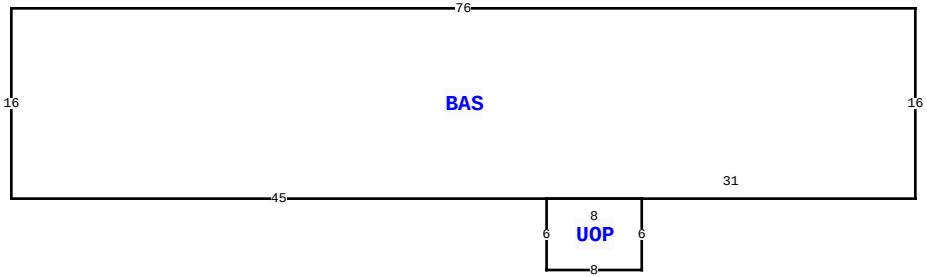
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	29,656
UOP	48	25		12	293
TOTALS	1,264			1,228	29,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,228	101.6100	60.97	74,871	1997	1997	0	0	0	60.00	40.00

7 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



164 SW DAYLIGHT LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,101
TOTAL MARKET OB/XF VALUE	37,200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	324,301
SOH/AGL Deduction	0
ASSESSED VALUE	324,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,301
TOTAL JUST VALUE	324,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/2372	4/14/2008	WD	Q	I	03	0
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						
1121/1526	5/30/2007	CD	Q	I	01	193,200
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E45 UOP= S6 E8 N6 W8$ E31 N16$.

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 07/11/2024 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS

E1/2 OF SE1/4 OF NE1/4 OF SW1/4, EX RD R/W. ORB 368-848, 565-471, 783-500, 784-288,

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2027

16-4S-16-03041-004

BUILDING CHARACTERISTICS

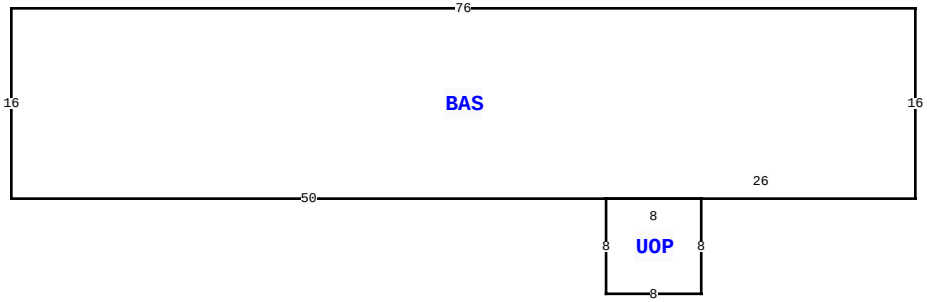
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	30,181
UOP	64	25		16	397
TOTALS	1,280			1,232	30,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,232	103.4100	62.05	76,446	1994	1994	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 1216 HX Base Yr



164 SW DAYLIGHT LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	242,101
TOTAL MARKET OB/XF VALUE	37,200
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	324,301
SOH/AGL Deduction	0
ASSESSED VALUE	324,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	324,301
TOTAL JUST VALUE	324,301
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,298

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1174/2372	4/14/2008	WD	Q	I	03	0
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						
1121/1526	5/30/2007	CD	Q	I	01	193,200
GRANTOR: BRAD WILKES						
GRANTEE: TAMARAW INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E50 UOP= S8 E8 N8 W8$ E26 N16$.

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 07/11/2024 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS