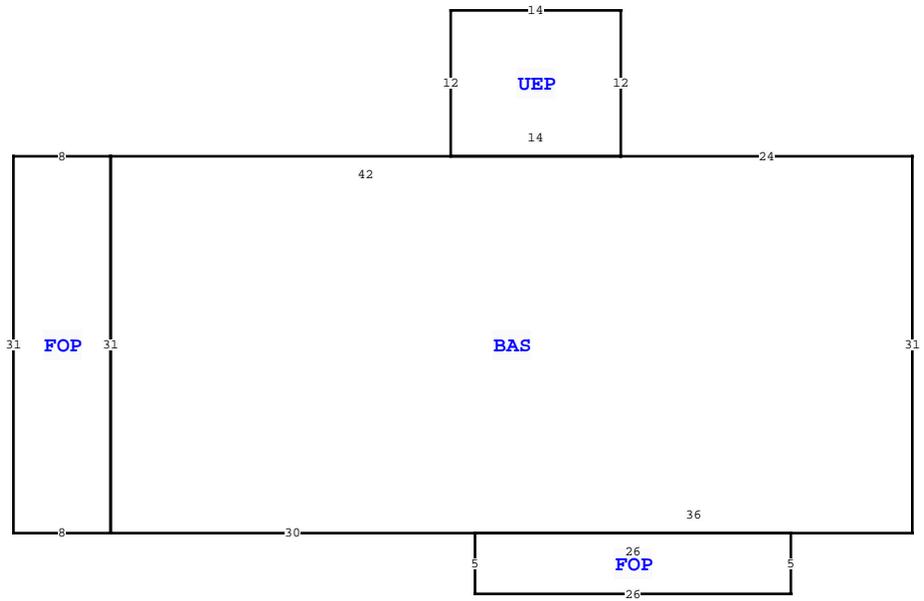




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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
BAS	2,046	100	
FOP	130	30	
FOP	248	30	
UEP	168	60	
TOTALS	2,592		

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% - 0		113.91	257,437	1972	1972	0	0	35.00	65.00
Heated Area: 2046 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 5
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		245,098	
TOTAL MARKET OB/XF VALUE		37,200	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		327,298	
SOH/AGL Deduction		13,336	
ASSESSED VALUE		313,962	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		313,962	
TOTAL JUST VALUE		327,298	
NCON VALUE		0	
INCOME VALUE		0	
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 / I	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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0280	POOL R/CON	0	0	32	16	512.00	UT	70.00	70.00	100
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,835.00	2,835.00	50
3	9947	Septic	0	0	0	0	3.00	UT	3,000.00	3,000.00	100
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
6	0169	FENCE/WOOD	0	0	0	0	96.00	UT	13.50	13.50	100
7	0120	CLFENCE 4	0	0	0	0	200.00	UT	7.50	7.50	100
8	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
9	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
37,200											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		00	0.00	0.00	3.00	AC	1.00
2	0200	C	MBL HM	0		00	0.00	0.00	2.00	AC	1.00

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

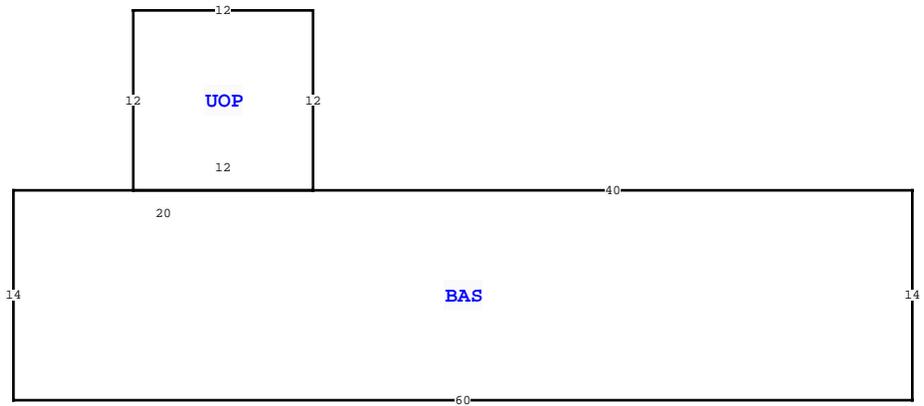
BUILDING DIMENSIONS											
BAS= W24 UEP= N12 W14 S12 E14\$ W42 FOP= W8 S31 E8 N31\$ S31 E30 FOP= S5 E26 N5 W26\$ E36 N31\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		00	0.00	0.00	3.00	AC	1.00
2	0200	C	MBL HM	0		00	0.00	0.00	2.00	AC	1.00



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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
BAS	840	100	
UOP	144	25	
TOTALS	984		

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												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 5
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	245,098		
TOTAL MARKET OB/XF VALUE	37,200		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	327,298		
SOH/AGL Deduction	13,336		
ASSESSED VALUE	313,962		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	313,962		
TOTAL JUST VALUE	327,298		
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						

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
164 SW DAYLIGHT LOOP, LAKE CITY												
TOTALS 984 876 8,033												

BUILDING NOTES			

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

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architctual	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
BAS	732	100	
UOP	84	25	
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	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	04/10/2025 MLU			
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

COLUMBIA COUNTY PROPERTY		PAGE 3 of 5	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			245,098
TOTAL MARKET OB/XF VALUE			37,200
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			327,298
SOH/AGL Deduction			13,336
ASSESSED VALUE			313,962
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			313,962
TOTAL JUST VALUE			327,298
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\$.												

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
TOTAL OB/XF 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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

**2026**

16-4S-16-03041-004  
16-4S-16-03041-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	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
BAS	1,216	100	
UOP	48	25	
TOTALS	1,264		

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

COLUMBIA COUNTY PROPERTY		PAGE 4 of 5	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			245,098
TOTAL MARKET OB/XF VALUE			37,200
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			327,298
SOH/AGL Deduction			13,336
ASSESSED VALUE			313,962
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			313,962
TOTAL JUST VALUE			327,298
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\$.											

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

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

