

COMM NW COR OF SE1/4 OF SE1/4, S  
 DEG E 84 FT FOR POB, CONT S 65 D  
 N 41 DEG E 178.47 FT, N 58 DEG W

REAGAN JON  
 4238 SW STATE ROAD 247  
 LAKE CITY, FL 32024

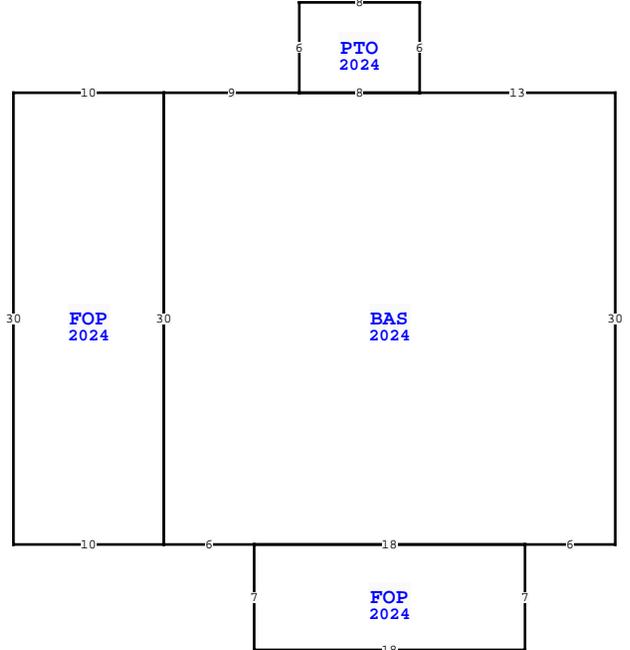
2026

16-4S-16-03046-003



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 32               | HARDIE BRD    | 100  |
| Exterior Wall            | 00               | N/A           | 0    |
| Roof Structure           | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 13               | LAM/VNLPLK    | 100  |
| Interior Floor           | 00               | N/A           | 0    |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 1             | 100  |
| Bathrooms                |                  | 1             | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 1.               | 1.            | 100  |
| Units                    |                  | 0             | 100  |
| Condition Adj            | 03               | 03            | 100  |
| Kitchen Adjus            | 01               | 01            | 100  |
| Quality                  | 05               | 05            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 06   |
| NEIGHBORHOOD/LOC         | 16416.010        | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 900              | 100           | 2024 |
| FOP                      | 126              | 30            | 2024 |
| FOP                      | 300              | 30            | 2024 |
| PTO                      | 48               | 5             | 2024 |
| TOTALS                   | 1,374            |               |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                  |                 |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------|-----------------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                  |                 |
| 1                  | SINGLE FAM | 100%      | - 2025      |                |                |     |     |      |      |      |        | Heated Area: 900 | HX Base Yr 2025 |



| COLUMBIA COUNTY PROPERTY  |           |        |             |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY         |           |        | PAGE 1 of 1 |
| VALUATION BY              |           |        | STANDARD    |
| Tax Group: 3              | Tax Dist: |        |             |
| BUILDING MARKET VALUE     |           |        | 134,039     |
| TOTAL MARKET OB/XF VALUE  |           |        | 0           |
| TOTAL LAND VALUE - MARKET |           |        | 11,730      |
| TOTAL MARKET VALUE        |           |        | 145,769     |
| SOH/AGL Deduction         |           |        | 19,712      |
| ASSESSED VALUE            |           |        | 126,057     |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411 |             |
| BASE TAXABLE VALUE        |           |        | 74,646      |
| TOTAL JUST VALUE          |           |        | 145,769     |
| NCON VALUE                |           |        | 0           |
| INCOME VALUE              |           |        |             |
| PREVIOUS YEAR MKT VALUE   |           |        | 144,760     |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000047626  | New Residential C | 50,000 | 07/10/2023 |

| SALES DATA                    |            |           |     |     |        |            |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1528/442                      | 11/25/2024 | WD        | U   | I   | 11     | 100        |
| GRANTOR: BUCHNER RONALD TERRY |            |           |     |     |        |            |
| GRANTEE: REAGAN JON           |            |           |     |     |        |            |
| 1525/1020                     | 10/11/2024 | LE        | U   | I   | 14     | 100        |
| GRANTOR: BUCHNER RONALD TERRY |            |           |     |     |        |            |
| GRANTEE: BUCHNER RONALD TERR  |            |           |     |     |        |            |

| 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 |
|                |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=60,20] S30 E6 E18 E6 N30 W13 W8 W9 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2024;ORIG=50,20] S30 E10 N30 W10 \$             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PTO=[YR=2024;ORIG=69,14] S6 E8 N6 W8 \$                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| POP=[YR=2024;ORIG=66,50] S7 E18 N7 W18 \$               |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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 |
| 1                | 0100     | C   | SFR                  | 100 |     | 00       | 0.00  | 0.00  | 1.02        | AC        |     | 1.00     | 1.00   | 1.00        | 11,500.00  | 11,500.00      | 11,730     |                             |      |         |      |     |    |        |