

COMM AT SE COR OF NE 1/4 OF SW 1  
386.55 FT TO POB, W 143.99 FT, C  
THENCE NRTHLY ALONG ARC CURVE 2

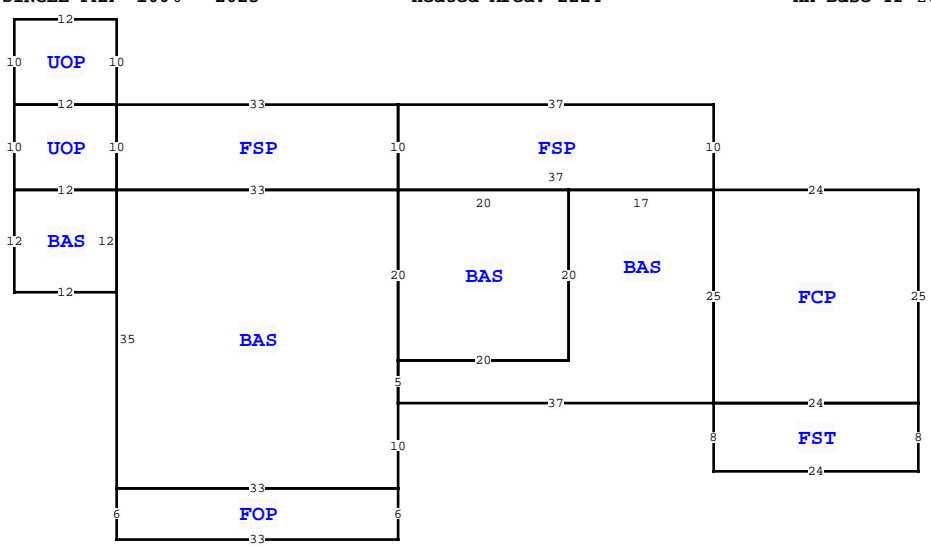
FLEMING JEFFREY/FLEMING JOY  
245 SW CARL WILSON RD  
FORT WHITE, FL 32038

**2026**

16-6S-17-09687-002

| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 31 VINYL SID 100  |
| Roof Structur            | 08 IRREGULAR 100  |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 13 LAM/VNLPLK 100 |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 1. 1. 100         |
| Architctual Units        | 05 CONV 100       |
| Kitchen Adjus            | 02 02 100         |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 2,867     | 115.4979    | 129.36         | 370,875        | 2007 | 2015 | 0    | 0    | 12.50 | 87.50  |
| 1 SINGLE FAM 100% - 2025 Heated Area: 2224 HX Base Yr 2025 |     |           |             |                |                |      |      |      |      |       |        |



| Quality          | 06 06              |             |      |              |                      |
|------------------|--------------------|-------------|------|--------------|----------------------|
| DOR CODE         | 0100 SINGLE FAMILY |             |      |              |                      |
| MAP NUM          | MKT AREA 02        |             |      |              |                      |
| NEIGHBORHOOD/LOC | 16617.00 1.00/     |             |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA   | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 144                | 100         |      | 144          | 16,300               |
| BAS              | 400                | 100         |      | 400          | 45,276               |
| BAS              | 525                | 100         |      | 525          | 59,425               |
| BAS              | 1,155              | 100         |      | 1,155        | 130,735              |
| FCP              | 600                | 25          |      | 150          | 16,979               |
| FOP              | 198                | 30          |      | 59           | 6,678                |
| FSP              | 330                | 40          |      | 132          | 14,942               |
| FSP              | 370                | 40          |      | 148          | 16,752               |
| FST              | 192                | 55          |      | 106          | 11,998               |
| UOP              | 120                | 20          |      | 24           | 2,717                |
| TOTALS           | 4,154              |             |      | 2,867        | 324,516              |

\*\* This building has 11 Sub-Areas

245 SW CARL WILSON RD, FORT WHITE

|          |           |            |     |
|----------|-----------|------------|-----|
| BLD DATE | LGL DATE  | 05/06/2026 | MLU |
| XF DATE  | LAND DATE |            |     |
| INC DATE | AG DATE   |            |     |

| 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 |
| 1              | 0180       | FPLC 1STRY  | 0       | 100 | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2007    | 2007        | 3 | 100    | 2,000           |       |
| 2              | 0166       | CONC,PAVMT  | 0       | 100 | 0  | 1,225.00 | UT | 3.00     | 3.00           | 100       | 2007    | 2007        | 3 | 100    | 3,675           |       |
| 3              | 0296       | SHED METAL  | 0       | 100 | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 400             |       |
| 4              | 0031       | BARN,MT AE  | 0       | 100 | 40 | 1,680.00 | UT | 9.00     | 9.00           | 100       | 2013    | 2013        | 3 | 100    | 15,120          |       |
| 5              | 0190       | FPLC PF     | 0       | 100 | 0  | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2014    | 2014        | 3 | 100    | 1,200           |       |
| 6              | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 300             |       |
| 7              | 0104       | GENERATOR   | 0       | 100 | 0  | 1.00     | UT | 6,000.00 | 6,000.00       | 100       | 2024    | 2023        |   | 85     | 5,100           |       |

TOTAL OB/XF 27,795

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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  | 6.19        | AC        |     | 1.00     | 1.00   | 1.00    | 12,000.00  | 12,000.00      | 74,280     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1 3 |  |                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| VALUATION BY   |  | STANDARD            |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 3   |  | Tax Dist:           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE                                    |  | 324,516             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE                                 |  | 27,795              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET                                |  | 74,280              |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE                                       |  | 426,591             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction  |  | 0                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE   |  | 426,591             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE                                    |  | HX HB VX 13 426,591 |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE                                       |  | 0                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE   |  | 426,591             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE   |  | 0                   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE   |  |                     |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE                                  |  | 419,147             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1509/878                       | 2/22/2024 | WD        | Q   | I   | 01     | 495,000    |
| GRANTOR: LEWIS JAMES N JR      |           |           |     |     |        |            |
| GRANTEE: FLEMING JEFFREY       |           |           |     |     |        |            |
| 1506/403                       | 1/11/2024 | WD        | U   | V   | 11     | 100        |
| GRANTOR: LEWIS JAMES N AKA JAM |           |           |     |     |        |            |
| GRANTEE: LEWIS JAMES N JR      |           |           |     |     |        |            |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 31770      | ADDN SFR    | 719 | 02/27/2014 |
| 27481      | ADDN SFR    | 116 | 11/12/2008 |
| 25443      | SFR         | 413 | 01/22/2007 |

| BUILDING NOTES  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| FSP= N10 W33 UOP= N10 W12 S10 E12\$ UOP= W12 S10 E12 N10\$ S10 E33\$ BAS= W33 BAS= W12 S12 E12 N12\$ S35 FOP= S6 E33 N6 W33\$ E33 N10 BAS= E37 FST= S8 E24 N8 W24\$ FCP= E24 N25 W24 S25\$ N25 FSP= N10 W37 S10 E37\$ W17 S20 W20 S5\$ N5 BAS= E20 N20 W20 S20\$ N20\$. |  |  |  |  |  |  |

| BUILDING DIMENSIONS |  |  |  |  |  |  |
|---------------------|--|--|--|--|--|--|
|---------------------|--|--|--|--|--|--|