COMM SW COR OF VALLEY PARK S/D,
TO S R/W WALDO ST, W ALONG R/W 1
DEG W 81.74 FT TO THE INTERS OF

JAA INVESTMENT PROPERTIES, LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

**2027**

**19-3S-17-05139-006**

## BUILDING CHARACTERISTICS

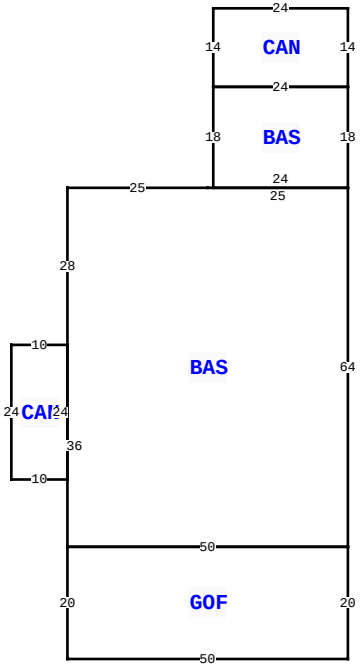
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 4 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 2 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 05 | 05 |
| DOR CODE | 2500 | REPAIR SERVICE |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 19317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 432 | 100 | | 432 | 12,538 |
| BAS | 3,200 | 100 | | 3,200 | 92,870 |
| CAN | 240 | 30 | | 72 | 2,090 |
| CAN | 336 | 30 | | 101 | 2,931 |
| GOF | 1,000 | 185 | | 1,850 | 53,691 |
| TOTALS | 5,208 | | | 5,655 | 164,119 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 5,655 | 127.2960 | 48.37 | 273,532 | 1987 | 1987 | 0 | 0 | 0 | 40.00 | 60.00 |

1 PREF M B A 0% - 2025 Heated Area: 4632 HX Base Yr




685 NW WALDO ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 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 | 0160 | CLFENCE 10 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,430 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,750 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 2.00 | UT | 1,790.00 | 1,790.00 | 60 | 0 | 0 | 3 | 60 | 2,148 | |
| 4 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,664.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 2,496 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 279,929 |
| TOTAL MARKET OB/XF VALUE | 8,824 |
| TOTAL LAND VALUE - MARKET | 50,894 |
| TOTAL MARKET VALUE | 339,647 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 339,647 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 339,647 |
| TOTAL JUST VALUE | 339,647 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 339,647 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 10923 | COMMERCIAL | 225 | 03/22/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1507/300 | 1/19/2024 | WD | Q | I | 01 | 420,000 |
| GRANTOR: THORSBY JUDY J AS PR | | | | | | |
| GRANTEE: JAA INVESTMENT PROP | | | | | | |
| 0615/0636 | 12/01/1986 | WD | Q | V | | 19,300 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 S28 CAN= W10 S24 E10 N24$ S36 GOF= S20 E50 N20 W50$ E50 N64 BAS= N18 CAN= N14 W24 S14 E24$ W24 S18 E24$ W25$.

## LAND DESCRIPTION

TOTAL OB/XF 8,824

| 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 | 2500 | C | SRVC SHOPS | 0 | | I | 0.00 | 0.00 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 50,000 | | | | | | | |
| 2 | 9630 | C | SWAMP | 0 | | I | 0.00 | 0.00 | 3.31 | AC | | 1.00 | 1.00 | 1.00 | 270.00 | 270.00 | 894 | | | | | | | |

REVIEW DATE 03/17/2026 BY JB Total Acres: 5.81 Total Land Value: 50,894 Market: 0 Agricultural: 0 Common: 50,894 PRINTED 11/16/2026 BY SYS

COMM SW COR OF VALLEY PARK S/D,
TO S R/W WALDO ST, W ALONG R/W 1
DEG W 81.74 FT TO THE INTERS OF

JAA INVESTMENT PROPERTIES, LLC
312 SW PILOTS WAY
LAKE CITY, FL 32024

**2027**

**19-3S-17-05139-006**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 27 | PREFIN MTL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Plumbing | | 0 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 14 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 06 | 06 |
| DOR CODE | 2500 | REPAIR SERVICE |

MAP NUM | MKT AREA 03

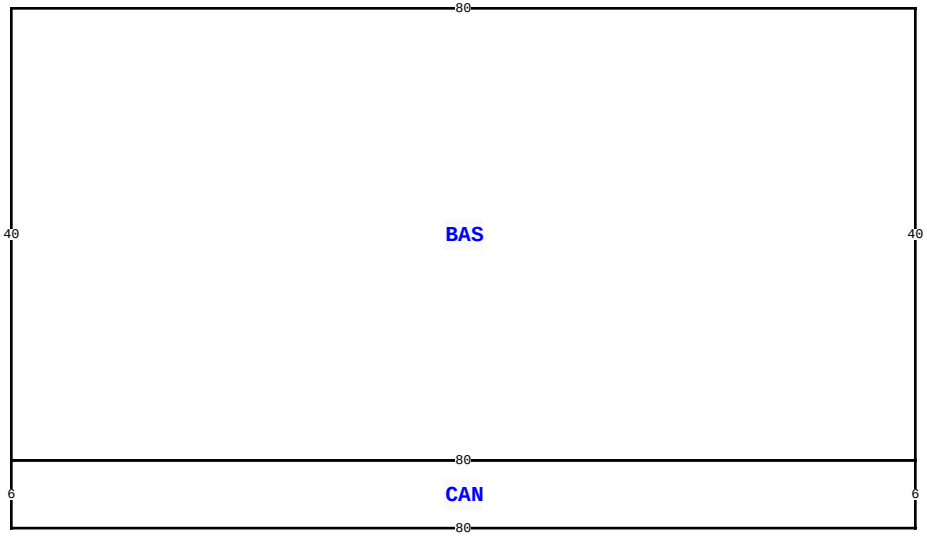
NEIGHBORHOOD/LOC 19317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 3,200 | 100 | | 3,200 | 110,822 |
| CAN | 480 | 30 | | 144 | 4,987 |
| TOTALS | 3,680 | | | 3,344 | 115,810 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8700 | 06 | 3,344 | 151.8920 | 57.72 | 193,016 | 1996 | 1996 | 0 | 0 | 0 | 40.00 | 60.00 |

2 PREF M B A 0% - 2025 Heated Area: 3200 HX Base Yr




685 NW WALDO ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

### VALUATION SUMMARY

| | |
|---|---|
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| Tax Group: 2 | Tax Dist: |
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| TOTAL MARKET OB/XF VALUE | 8,824 |
| TOTAL LAND VALUE - MARKET | 50,894 |
| TOTAL MARKET VALUE | 339,647 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 339,647 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 339,647 |
| TOTAL JUST VALUE | 339,647 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 339,647 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1507/300 | 1/19/2024 | WD | Q | I | 01 | 420,000 |
| GRANTOR: THORSBY JUDY J AS PR | | | | | | |
| GRANTEE: JAA INVESTMENT PROP | | | | | | |
| 0615/0636 | 12/01/1986 | WD | Q | V | | 19,300 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W80 S40 CAN= S6 E80 N6 W80$ E80 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 03/17/2026 BY JB Total Acres: 5.81 Total Land Value: 50,894 Market: 0 Agricultural: 0 Common: 50,894 PRINTED 11/16/2026 BY SYS