

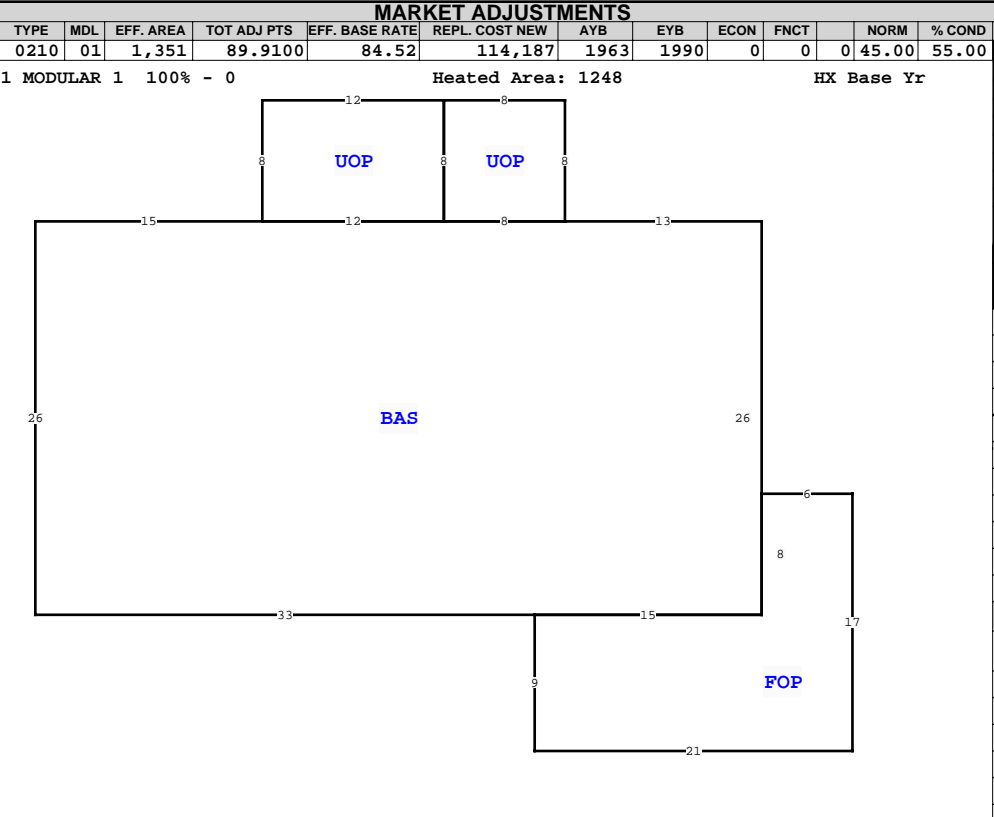
COMM SE COR OF SW1/4 OF SE1/4, R  
N R/W OF RD, RUN W ALONG R/W 660  
POB, RUN N 210 FT, W 210 FT, S 2

GADDIS JAMES/GADDIS D'ESTER W  
5725 SW COUNTY ROAD 242  
LAKE CITY, FL 32024

**2026**

19-4S-16-03069-000  
VALUATION SUMMARY

| ELEMENT       | CD | CONSTRUCTION   |
|---------------|----|----------------|
| Exterior Wall | 31 | VINYL SID 100  |
| Roof Structur | 03 | GABLE/HIP 100  |
| Roof Cover    | 14 | PREFIN MT 100  |
| Interior Wall | 04 | PLYWOOD 100    |
| Interior Floo | 08 | SHT VINYL 100  |
| Air Condition | 03 | CENTRAL 100    |
| Heating Type  | 02 | CONVECTION 100 |
| Bedrooms      |    | 3 100          |
| Bathrooms     |    | 1.5 100        |
| Frame         | 01 | NONE 100       |
| Stories       | 1. | 1. 100         |
| Architectual  | 05 | CONV 100       |
| Units         |    | 0 100          |
| Condition Adj | 02 | 02 100         |
| Kitchen Adjus | 01 | 01 100         |



|                  |                  |               |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality          | 03               | 03            |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 02   |      |              |                      |
| NEIGHBORHOOD/LOC | 19416.00         | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,248            | 100           |      | 1,248        | 58,015               |
| FOP              | 237              | 30            |      | 71           | 3,301                |
| UOP              | 64               | 20            |      | 13           | 604                  |
| UOP              | 96               | 20            |      | 19           | 883                  |
| TOTALS           | 1,645            |               |      | 1,351        | 62,803               |

5725 SW COUNTY ROAD 242 , LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/08/2026 |
| INC DATE |  | AG DATE   | MLU        |

| 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   | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 100             |       |
| 2   | 0180       | FPLC 1STRY  | 0   | 100 | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 1993    | 1993        | 3 | 100    | 2,000           |       |
| 3   | 0166       | CONC,PAVMT  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2006    | 2006        | 3 | 100    | 200             |       |
| 4   | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2006    | 2006        | 3 | 100    | 1,400           |       |
| 5   | 0040       | BARN,POLE   | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2006    | 2006        | 3 | 100    | 100             |       |
| 6   | 0251       | LEAN TO W/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 600             |       |
| 7   | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 1,400           |       |

TOTAL OB/XF 5,800

| 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 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 18,000.00  | 18,000.00      | 18,000     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |             |        |             |
|---------------------------|-------------|--------|-------------|
| VALUATION SUMMARY         |             |        | PAGE 1 of 1 |
| VALUATION BY              |             |        | STANDARD    |
| Tax Group: 3              | Tax Dist:   |        |             |
| BUILDING MARKET VALUE     |             |        | 62,803      |
| TOTAL MARKET OB/XF VALUE  |             |        | 5,800       |
| TOTAL LAND VALUE - MARKET |             |        | 18,000      |
| TOTAL MARKET VALUE        |             |        | 86,603      |
| SOH/AGL Deduction         |             |        | 55,570      |
| ASSESSED VALUE            |             |        | 31,033      |
| TOTAL EXEMPTION VALUE     | HX HB SX    |        | 31,033      |
| BASE TAXABLE VALUE        |             |        | 0           |
| TOTAL JUST VALUE          |             |        | 86,603      |
| NCON VALUE                |             |        | 0           |
| INCOME VALUE              |             |        |             |
| PREVIOUS YEAR MKT VALUE   |             |        | 81,265      |
| XFOB:4:1: FLEETWOOD MH    |             |        |             |
| PERMIT NUM                | DESCRIPTION | AMT    | ISSUED      |
| 000046376                 | Remodel     | 23,565 | 01/26/2023  |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1428/1066                      | 1/20/2021 | WD        | U     | I     | 11     | 100        |
| GRANTOR: GADDIS JAMES          |           |           |       |       |        |            |
| GRANTEE: GADDIS JAMES          |           |           |       |       |        |            |
| 1365/2476                      | 8/01/2018 | WD        | U     | I     | 11     | 100        |
| GRANTOR: JAMES, D'ESTER, & VER |           |           |       |       |        |            |
| GRANTEE: JAMES GADDIS          |           |           |       |       |        |            |

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

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W15 S26 E33 FOP= S9 E21N17 W6 S8 W15 E15 N26 W13 UOP= N8 W8 S8 E8 W8 UOP= N8 W12 S8 E12 W12. |  |