

COMM NW COR OF NE1/4 OF NW1/4, R  
E 185 FT FOR POB, RUN N 190 FT,  
CENTER OF CANNON CREEK, S'RLY AL

THOMAS AUSTIN S/THOMAS AMBER  
5946 SE COUNTY ROAD 245  
LAKE CITY, FL 32024

2026

19-4S-17-08506-001

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 31               | VINYL SID    | 100  |
| Roof Structur            | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 12               | MODULAR MT   | 100  |
| Interior Wall            | 04               | PLYWOOD      | 100  |
| Interior Floor           | 14               | CARPET       | 90   |
| Interior Floor           | 08               | SHT VINYL    | 10   |
| Air Condition            | 02               | WINDOW       | 100  |
| Heating Type             | 04               | AIR DUCTED   | 100  |
| Bedrooms                 |                  | 2            | 100  |
| Bathrooms                |                  | 1            | 100  |
| Stories                  | 1.               | 1.           | 100  |
| Architectural            | 01               | CONV         | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 04               | 04           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 05               | 05           |      |
| DOR CODE                 | 0200 MOBILE HOME |              |      |
| MAP NUM                  |                  | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 19417.00 1.00/   |              |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 96               | 100          |      |
| BAS                      | 826              | 100          |      |
| UOP                      | 174              | 25           |      |
| USP                      | 144              | 35           |      |
| TOTALS                   | 1,240            |              |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                             |        |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-----------------------------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                             |        |
| 1                  | MOBILE HME | 0%        | - 2025      |                |                |     |     |      |      |      |        | Heated Area: 922 HX Base Yr |        |
|                    |            |           |             |                |                |     |     |      |      |      |        |                             |        |
| TOTALS             |            |           |             |                |                |     |     |      |      |      |        | 1,016                       | 29,826 |

| COLUMBIA COUNTY PROPERTY  |             |     |             |
|---------------------------|-------------|-----|-------------|
| VALUATION SUMMARY         |             |     | PAGE 1 of 1 |
| VALUATION BY              |             |     | STANDARD    |
| Tax Group: 2              | Tax Dist:   |     |             |
| BUILDING MARKET VALUE     |             |     | 29,826      |
| TOTAL MARKET OB/XF VALUE  |             |     | 7,700       |
| TOTAL LAND VALUE - MARKET |             |     | 9,500       |
| TOTAL MARKET VALUE        |             |     | 47,026      |
| SOH/AGL Deduction         |             |     | 0           |
| ASSESSED VALUE            |             |     | 47,026      |
| TOTAL EXEMPTION VALUE     |             |     | 0           |
| BASE TAXABLE VALUE        |             |     | 47,026      |
| TOTAL JUST VALUE          |             |     | 47,026      |
| NCON VALUE                |             |     | 0           |
| INCOME VALUE              |             |     | 0           |
| PREVIOUS YEAR MKT VALUE   |             |     | 45,603      |
| XFOB:1:1: FLEE MH         |             |     |             |
| PERMIT NUM                | DESCRIPTION | AMT | ISSUED      |

| SALES DATA               |           |           |       |       |        |            |
|--------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number        | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1522/2135                | 7/15/2024 | WD        | U     | I     | 11     | 100        |
| GRANTOR: CRAFT MICHAEL A |           |           |       |       |        |            |
| GRANTEE: THOMAS AUSTIN S |           |           |       |       |        |            |
| 1462/923                 | 3/18/2022 | WD        | Q     | I     | 01     | 35,000     |
| GRANTOR: PIERCE NORMA    |           |           |       |       |        |            |
| GRANTEE: CRAFT MICHAEL A |           |           |       |       |        |            |

| 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              | 0120       | CLFENCE 4   | 0       | 0   | 0     | 0  |       | 1.00           | UT        | 0.00     |             |   |        | 0.00            |       |
| 2              | 9945       | Well/Sept   | 0       | 0   | 0     | 0  |       | 1.00           | UT        | 7,000.00 |             |   |        | 7,000           |       |
| TOTALS         |            |             |         |     |       |    |       |                |           |          |             |   |        | 7,700           |       |

| 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                | 0200     | C   | MBL HM               | 0   |     | A-1      | 0.00  | 0.00  | 0.42        | AC        |     | 1.00     | 1.00   | 1.56        | 14,500.00  | 22,620.00      | 9,500      |                             |      |         |      |     |    |        |