

COMM AT THE SW COR OF NE1/4 OF N  
N 25 FT, E 343.92, N 15 DEG W 26  
CONT N 15 DEG W 221 FT, E 30 FT

LAMMERS KEVIN  
309 SW DYLAN WAY  
LAKE CITY, FL 32025

2026

19-4S-17-08525-000

| ELEMENT       | CD | CONSTRUCTION   |
|---------------|----|----------------|
| Exterior Wall | 08 | WD OR PLY 100  |
| Roof Structur | 03 | GABLE/HIP 100  |
| Roof Cover    | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100    |
| Interior Floo | 15 | HARDTILE 100   |
| Air Condition | 03 | CENTRAL 100    |
| Heating Type  | 04 | AIR DUCTED 100 |
| Bedrooms      |    | 2 100          |
| Bathrooms     |    | 1 100          |
| 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         |

| TYPE | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 1    | SINGLE FAM | 0%        | - 2021      | 109.48         | 93,934         | 1991 | 1991 | 0    | 0    | 35.00 | 65.00  |

Heated Area: 768 HX Base Yr

|                  |                  |               |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality          | 03               | 03            |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 06   |      |              |                      |
| NEIGHBORHOOD/LOC | 19417.010        | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 768              | 100           |      | 768          | 54,653               |
| FST              | 112              | 55            |      | 62           | 4,412                |
| UOP              | 49               | 20            |      | 10           | 712                  |
| UOP              | 90               | 20            |      | 18           | 1,281                |
| TOTALS           | 1,019            |               |      | 858          | 61,057               |

159 SW ELIZABETH CT, LAKE CITY

|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |
| INC DATE | AG DATE   |

| 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   | 9910       | RV SITE/RE  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 0       | 0           | 3 | 100    | 1,150           |       |
| 2   | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 2.00  | UT | 100.00   | 100.00         | 100       | 0       | 0           | 3 | 100    | 200             |       |
| 3   | 9947       | Septic      | 0   | 0   | 0 | 0 | 1.00  | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |
| 4   | 0070       | CARPORT UF  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 300             |       |
| 5   | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2012    | 2012        | 3 | 100    | 400             |       |

TOTAL OB/XF 5,050

| 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                  | 0   |     | 00       | 0.00  | 0.00  | 0.56        | AC        |     | 1.00     | 1.00   | 1.50    | 15,000.00  | 22,500.00      | 12,600     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 61,057      |   |
| TOTAL MARKET OB/XF VALUE  |  | 5,050       |   |
| TOTAL LAND VALUE - MARKET |  | 12,600      |   |
| TOTAL MARKET VALUE        |  | 78,707      |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 78,707      |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 78,707      |   |
| TOTAL JUST VALUE          |  | 78,707      |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 77,636      |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1406/2663                      | 2/28/2020 | WD Q      | Q   | I   | 01     | 59,000     |
| GRANTOR: BRYAN & PHALON SCHWAR |           |           |     |     |        |            |
| GRANTEE: KEVIN LAMMERS         |           |           |     |     |        |            |
| 1251/2533                      | 3/24/2013 | QC U      | U   | I   | 12     | 65,000     |
| GRANTOR: JAMES NAZWORTH JR & D |           |           |     |     |        |            |
| GRANTEE: BRYAN & PHALON SCHW   |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS  |
|--|
| BAS= W9 S24 E17 UOP= S6 E15 N6 W15\$ E15 N24 FST= N7 W16 S7 E16\$ W16 UOP= N7 W7 S7 E7\$ W7\$. |