

LOTS 18 & 19 BLOCK 1 PINE
KNOLL S/D. ORB 309-517,
317-49, 790-990, 958-710,

SHEPPARD LOVELL/SHEPPARD LAVERNE
135 SW VENTURA LN
LAKE CITY, FL 32025

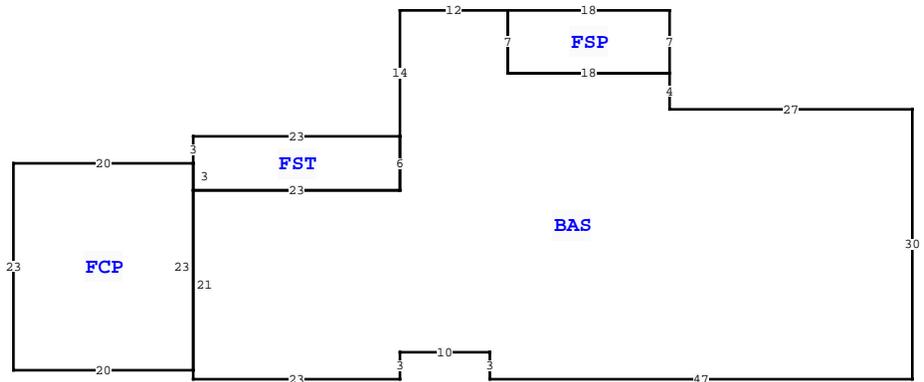
2026

19-4S-17-08572-010



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------|---------------|-----|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 90 |
| Interior Wall | 02 | WALL BD/WD | 10 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 08 | SHT VINYL | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2015 | | | | | | | | |
| Heated Area: 2367 | | | | | | HX Base Yr 2015 | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 2,367 | 100 | | 2,367 | 192,457 |
| FCP | 460 | 25 | | 115 | 9,350 |
| FSP | 126 | 40 | | 50 | 4,066 |
| FST | 138 | 55 | | 76 | 6,180 |
| TOTALS | 3,091 | | | 2,608 | 212,053 |

| NEIGHBORHOOD/LOC | | 19417.030 1.00/ | |
|------------------|--|-----------------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 |
| INC DATE | | AG DATE | MLU |

| 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 530 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1996 | 1996 | 3 | 40 | 14,336 | |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 508.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 762 | |
| 5 | 0166 | CONC, PAVMT | 0 | 100 | 10 | 100 | 1,000.00 | UT | 1.50 | 1.50 | 100 | 1996 | 1996 | 3 | 100 | 1,500 | |
| 6 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 7 | 0282 | POOL ENCL | 0 | 100 | 22 | 40 | 880.00 | UT | 15.00 | 15.00 | 30 | 1996 | 1996 | 3 | 30 | 3,960 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 300 | |

| 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 | 0100 | C | SFR | 100 | | RSF-1 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 0.85 | 18,500.00 | 15,725.00 | 31,450 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 212,053 |
| TOTAL MARKET OB/XF VALUE | | | 22,688 |
| TOTAL LAND VALUE - MARKET | | | 31,450 |
| TOTAL MARKET VALUE | | | 266,191 |
| SOH/AGL Deduction | | | 113,823 |
| ASSESSED VALUE | | | 152,368 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 101,411 |
| BASE TAXABLE VALUE | | | 50,957 |
| TOTAL JUST VALUE | | | 266,191 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 262,478 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 11445 | POOL | 90 | 07/25/1996 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1283/1510 | 10/22/2014 | WD | Q | I | 01 | 127,000 |
| GRANTOR: LUCY H TUNG AS TRUSTE | | | | | | |
| GRANTEE: LOVELL & LAVERNE SH | | | | | | |
| 1178/2407 | 8/12/2009 | TD | U | I | 11 | 0 |
| GRANTOR: JOHN M & LUCY H TUNG | | | | | | |
| GRANTEE: JOHN M & LUCY H TUN | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W27 N4 FSP= N7 W18 S7 E18\$ W18 N7 W12 S14 FST= W23 S3 | | | | | | | | | | | |
| FCP= W20 S23 E20 N23\$ S3 E23 N6\$ S6 W23 S21 E23 N3 E10 S3 E47 N30\$. | | | | | | | | | | | |