

COMM SW COR OF SE1/4, RUN N 40
 FT TO N R/W CR-242, RUN E
 1644.80 FT FOR POB, RUN N 210

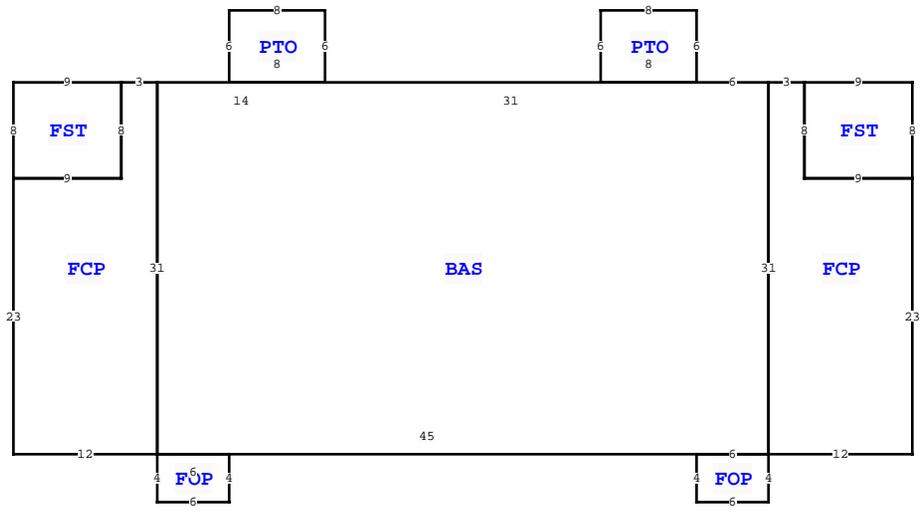
O'NEAL PROPERTIES LLC
 PO BOX 2166
 LAKE CITY, FL 32056

2026

20-4S-16-03076-009


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 17 MSNRY STUC 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 90 |
| Interior Floo | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 2 100 |
| Bathrooms | 1 100 |
| Frame | 03 MASONRY 100 |
| Story Height | 8 100 |
| RMS | 0 100 |
| Stories | 1. 1. 100 |
| Units | 2 100 |
| Condition Adj | 02 02 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 04 04 |
| DOR CODE | 0800MULTI-FAM <10 |
| MAP NUM | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 20416.00 1.00/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|------------------------------|--------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | DUPLEX | 0% - 0 | | | | | | | | | |
| Heated Area: 1581 HX Base Yr | | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,581 | 100 | | 1,581 | 76,469 |
| FCP | 300 | 25 | | 75 | 3,628 |
| FCP | 300 | 25 | | 75 | 3,628 |
| FOP | 24 | 30 | | 7 | 339 |
| FOP | 24 | 30 | | 7 | 339 |
| FST | 72 | 55 | | 40 | 1,935 |
| FST | 72 | 55 | | 40 | 1,935 |
| PTO | 48 | 5 | | 2 | 97 |
| PTO | 48 | 5 | | 2 | 97 |
| TOTALS | 2,469 | | | 1,829 | 88,464 |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 177,010 | | |
| TOTAL MARKET OB/XF VALUE | 3,200 | | |
| TOTAL LAND VALUE - MARKET | 39,000 | | |
| TOTAL MARKET VALUE | 219,210 | | |
| SOH/AGL Deduction | 0 | | |
| ASSESSED VALUE | 219,210 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 219,210 | | |
| TOTAL JUST VALUE | 219,210 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 212,362 | | |

| 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 |
| 1351/1514 | 1/11/2018 | WD | U | I | 30 | 100 |
| GRANTOR: JOHN W & DANETTE O'NE | | | | | | |
| GRANTEE: O'NEAL PROPERTIES L | | | | | | |
| 0920/1011 | 2/10/2001 | WD | Q | I | 03 | 75,000 |
| GRANTOR: STAFFORD L JR & ANNE | | | | | | |
| GRANTEE: JOHN & DANETTE O'NE | | | | | | |

| 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 | 0166 | CONC, PAVMT | 0 | 0 | 12 | 54 | UT | 2.00 | 2.00 | 50 | 1993 | 1993 | 3 | 50 | 648 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 12 | 54 | UT | 2.00 | 2.00 | 50 | 1993 | 1993 | 3 | 50 | 648 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | UT | 4.50 | 4.50 | 70 | 1993 | 1993 | 3 | 70 | 1,040 | |
| 4 | 0166 | CONC, PAVMT | 0 | 0 | 8 | 54 | UT | 2.00 | 2.00 | 50 | 0 | 0 | 3 | 50 | 432 | |
| 5 | 0166 | CONC, PAVMT | 0 | 0 | 8 | 54 | UT | 2.00 | 2.00 | 50 | 0 | 0 | 3 | 50 | 432 | |

| TOTAL OB/XF | | | | | | | | | | | | 3,200 | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0300 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.50 | 26,000.00 | 39,000.00 | 39,000 | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W6 PTO= N6 W8 S6 E8 \$ W31 PTO= N6 W8 S6 E8\$ W14 FCP= W3 FST= W9 S8 E9 N8 \$ S8W9 S23 E12 N31\$ S31 FOP= S4 E6 N4 W6\$ E45 FOP= S4 E6 N4 W6\$ E6 FCP= E12 N23 FST= N8 W9 S8 E9\$ W9 N8 W3 S31\$ N31\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 3,200 | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | |
| 1 | 0300 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.50 | 26,000.00 | 39,000.00 | 39,000 | | | | | | | | | | | | |

COMM SW COR OF SE1/4, RUN N 40
 FT TO N R/W CR-242, RUN E
 1644.80 FT FOR POB, RUN N 210

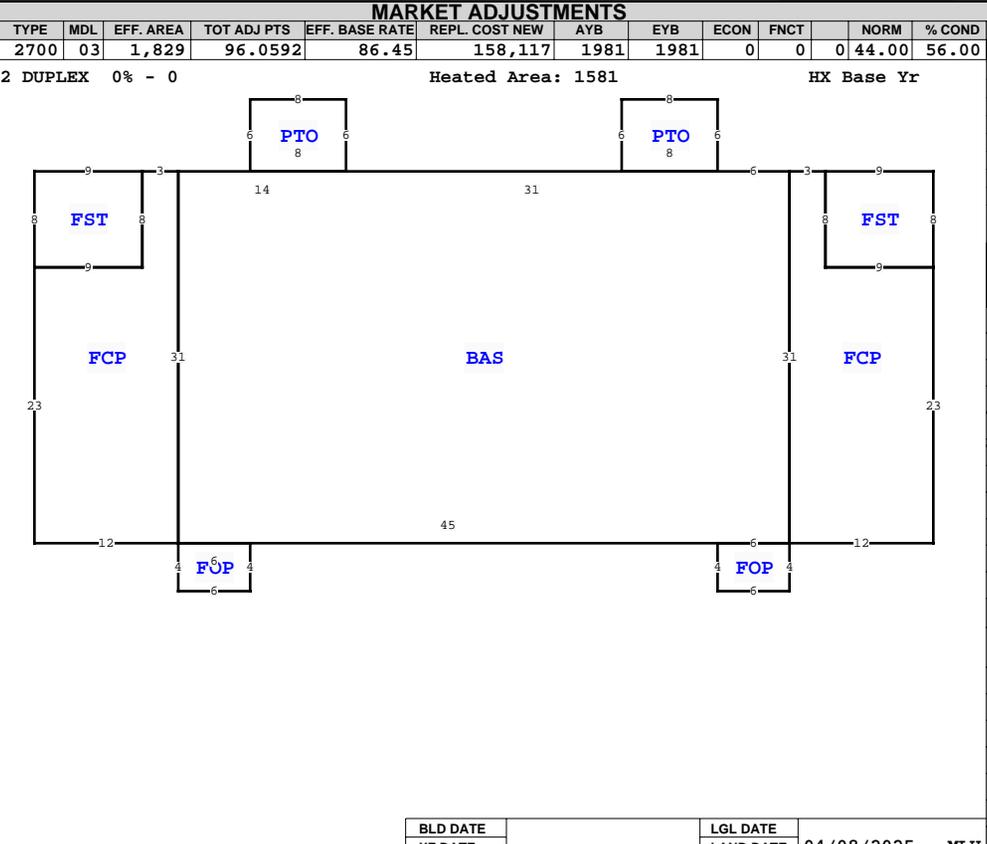
O'NEAL PROPERTIES LLC
 PO BOX 2166
 LAKE CITY, FL 32056

2026

20-4S-16-03076-009



| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|---------------|--------------|--------------|----------------------|
| Exterior Wall | 17 | MSNRY | STUC | 100 | |
| Roof Structur | 03 | GABLE | HIP | 100 | |
| Roof Cover | 03 | COMP | SHNGL | 100 | |
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| Interior Floo | 14 | CARPET | | 100 | |
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| Bathrooms | | 1 | | 100 | |
| Frame | 03 | MASONRY | | 100 | |
| Story Height | | 8 | | 100 | |
| RMS | | 0 | | 100 | |
| Stories | 1. | 1. | | 100 | |
| Units | | 2 | | 100 | |
| Condition Adj | 02 | 02 | | 100 | |
| Kitchen Adjus | 01 | 01 | | 100 | |
| Quality | 04 | 04 | | | |
| DOR CODE | 0800 | MULTI-FAM <10 | | | |
| MAP NUM | | MKT AREA | | 01 | |
| NEIGHBORHOOD/LOC | 20416.00 | 1.00/ | | | |
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| FCP | 300 | 25 | | 75 | 3,631 |
| FOP | 24 | 30 | | 7 | 339 |
| FOP | 24 | 30 | | 7 | 339 |
| FST | 72 | 55 | | 40 | 1,936 |
| FST | 72 | 55 | | 40 | 1,936 |
| PTO | 48 | 5 | | 2 | 97 |
| PTO | 48 | 5 | | 2 | 97 |
| TOTALS | 2,469 | | | 1,829 | 88,546 |



COLUMBIA COUNTY PROPERTY PAGE 2 of 2 3

| VALUATION SUMMARY | | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY | | |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 177,010 |
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| TOTAL MARKET VALUE | | 219,210 |
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| TOTAL JUST VALUE | | 219,210 |
| NCON VALUE | | 0 |
| INCOME VALUE | | 0 |
| PREVIOUS YEAR MKT VALUE | | 212,362 |

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

SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| 1351/1514 | 1/11/2018 | WD | U | I | 30 | 100 |

GRANTOR: JOHN W & DANETTE O'NE
 GRANTEE: O'NEAL PROPERTIES L
 0920/1011 2/10/2001 WD Q I 03 75,000
 GRANTOR: STAFFORD L JR & ANNE
 GRANTEE: JOHN & DANETTE O'NE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 PTO= N6 W8S6 E8S W31PTO= N6 W8 S6 E8S W14 FCP= W3
 FST= W9 S8 E9 N8 S S8 W9 S23 E12 N31S S31 FOP= S4 E6 N4 W6S
 E45 FOP= S4 E6 N4 W6S E6 FCP= E12 N23 FST= N8 W9 S8 E9S W9 N8
 W3 S31S N31S.

EXTRA FEATURES

251 SW DUNN WAY, LAKE CITY

| 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 |
|-----|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| | | | | | | | | | | | | | | | | |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| | | | | | | | | | | | | | | | | | | | | | | | | |