COMM AT SE COR OF NW1/4 OF SEC R
NW 194.02 FT FOR POB, CONT NW 17
R/W OF S R 247, SW ALONG R/W 325

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

2027

21-4S-16-03083-000

BUILDING CHARACTERISTICS

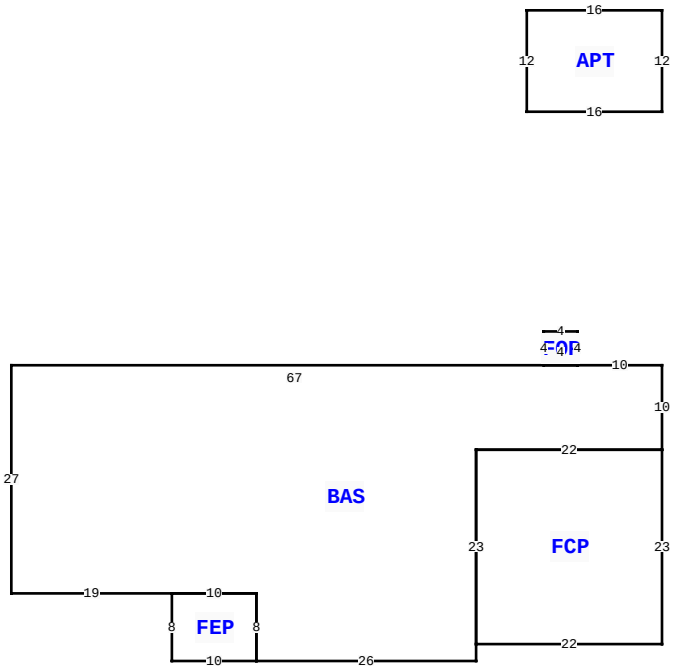
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	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	0108	SFRES/RENTAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	192	100		192	16,219
BAS	1,913	100		1,913	161,598
FCP	506	25		126	10,644
FEP	80	80		64	5,406
FOP	16	30		5	423
TOTALS	2,707			2,300	194,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,300	118.1460	129.96	298,908	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2105 HX Base Yr



135 SW BULLDAWG GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	75	0	0	3	75	1,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	351,144
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	385,344
SOH/AGL Deduction	0
ASSESSED VALUE	385,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,344
TOTAL JUST VALUE	385,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052650	Mobile Home		03/20/2025
000048072	Roof Replacement	1,900	09/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0266	1/22/2020	WD	Q	I	01	238,900
GRANTOR: CINERA GROUP LLC						
GRANTEE: CRB INVESTMENT PROP						
1356/0626	3/19/2018	WD	Q	I	01	200,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N4 W4 S4 E4$ W67 S27 E19 FEP= S8 E10 N8 W10$
E10 S8 E26 N2 FCP= E22 N23 W22 S23$ N23 E22 N10$ PTR=N30
APT= N12 W16 S12 E16$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							

REVIEW DATE 04/29/2025 BY randall Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS

COMM AT SE COR OF NW1/4 OF SEC R
NW 194.02 FT FOR POB, CONT NW 17
R/W OF S R 247, SW ALONG R/W 325

CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

2027

21-4S-16-03083-000

BUILDING CHARACTERISTICS

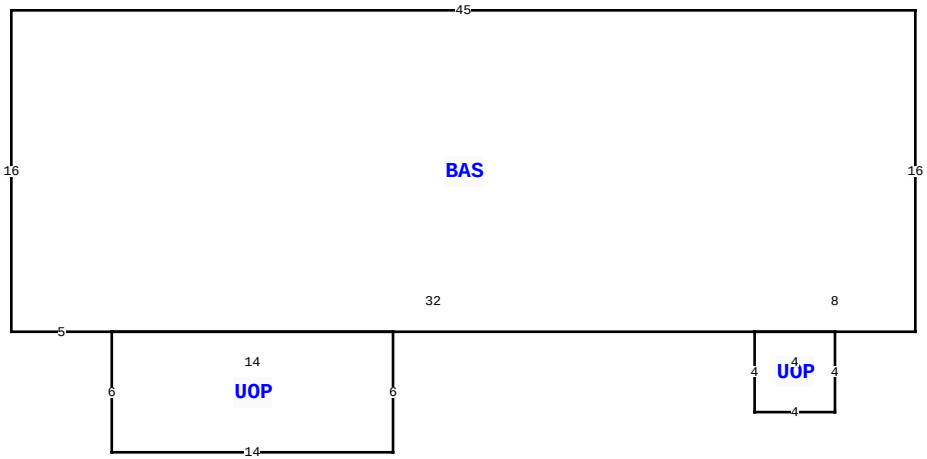
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	04	04
DOR CODE	0108	SFRES/RENTAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	60,550
UOP	16	20		3	252
UOP	84	20		17	1,429
TOTALS	820			740	62,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	740	117.6176	129.38	95,741	1960	1960	0	0	0	35.00	65.00

5 SINGLE FAM 0% - 2021 Heated Area: 720 HX Base Yr



135 SW BULLDAWG GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	351,144
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	385,344
SOH/AGL Deduction	0
ASSESSED VALUE	385,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,344
TOTAL JUST VALUE	385,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	390,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0266	1/22/2020	WD	Q	I	01	238,900
GRANTOR: CINERA GROUP LLC						
GRANTEE: CRB INVESTMENT PROP						
1356/0626	3/19/2018	WD	Q	I	01	200,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S16 E5 UOP= S6 E14 N6 W14$ E32 UOP= S4 E4 N4 W4$ E8N16$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/29/2025 BY randall Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS

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CRB INVESTMENT PROPERTIES LLC
476 SW BARRS GLN
LAKE CITY, FL 32024

2027

21-4S-16-03083-000

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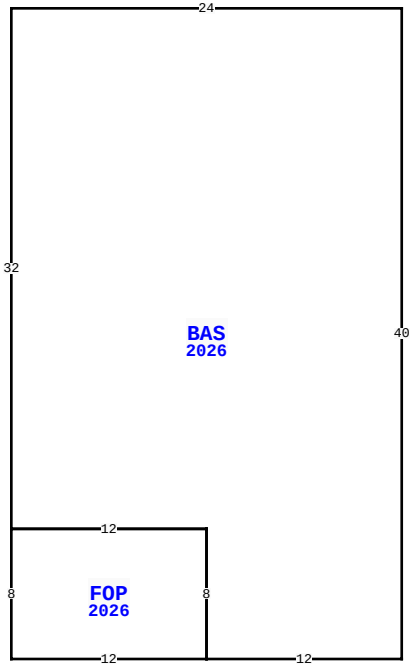
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0108	SFRES/RENTAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2026	864	91,039
FOP	96	35	2026	34	3,583
TOTALS	960			898	94,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	898	112.0000	107.52	96,553	2025	2025	0	0	0	2.00	98.00

6 MANUF 2 0% - 2026 Heated Area: 864 HX Base Yr



135 SW BULLDAWG GLN, LAKE CITY

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XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

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TOTAL JUST VALUE	385,344
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INCOME VALUE	
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GRANTEE: CRB INVESTMENT PROP						
1356/0626	3/19/2018	WD	Q	I	01	200,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=61,10] W24 S32 E12 S8 E12 N40 $
FOP=[YR=2026;ORIG=37,42] E12 S8 W12 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/29/2025 BY randall Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/17/2026 BY SYS