

COMM SW COR OF NE 1/4 OF SW1/4 R
E 266 FT, N 127.48 FT FOR POB, C
E 291.44 FT, S 300 FT, W 290.46

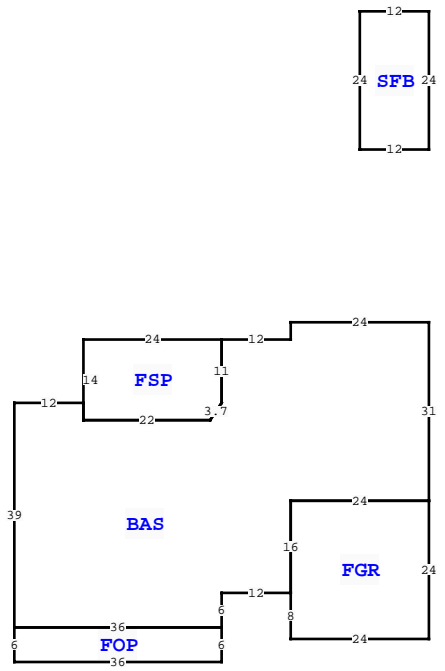
WEIRSKY ROXANN
4491 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

22-4S-17-08680-003
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 12 | HARDWOOD | 80 |
| Interior Floor | 15 | HARDTILE | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 22417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,607 | 100 | |
| FGR | 576 | 55 | |
| FOP | 216 | 30 | |
| FSP | 333 | 40 | |
| SFB | 288 | 80 | |
| TOTALS | 4,020 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 3,352 | 117.0400 | 131.08 | 439,380 | 2008 | 2008 | 0 | 0 | 17.00 | 83.00 |
| 1 SINGLE FAM 100% - 2015 Heated Area: 2895 HX Base Yr 2015 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 364,685 |
| TOTAL MARKET OB/XF VALUE | | | 4,232 |
| TOTAL LAND VALUE - MARKET | | | 25,600 |
| TOTAL MARKET VALUE | | | 394,517 |
| SOH/AGL Deduction | | | 135,689 |
| ASSESSED VALUE | | | 258,828 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 | |
| BASE TAXABLE VALUE | | | 202,417 |
| TOTAL JUST VALUE | | | 394,517 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 395,711 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000054684 | Roof Replacement | 39,200 | 12/19/2025 |
| 26316 | SFR | 731 | 10/08/2007 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1280/1623 | 8/27/2014 | WD | U | I | 38 | 225,000 |

GRANTOR: MITCHELL & SHELLI SHO
GRANTEE: DAVID W & ROXANN WE
1127/0887 8/03/2007 WD U V 100
GRANTOR: RONALD & KAY JONES
GRANTEE: MITCHELL & SHELLI S

| 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 | 100 | 0 | 2,351.00 | UT | 1.80 | 1.80 | 100 | 2008 | 2008 | 3 | 100 | 4,232 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/06/2026 | MLU |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS= W24 S3 W12 FSP= W24 S14 E22 R2 U3 N11\$ S11 D3 L2 W22 N3 W12 S39 FOP= S6 E36 N6 W36\$ E36 N6 E12 FGR= S8 E24 N24 W24 S16\$ N16 E24 N31\$ PTR= N30 SFB= N24 W12 S24 E12\$ S30\$. | |

| 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 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 0.80 | 16,000.00 | 12,800.00 | 25,600 | | | | | | | |