

BEG INTERS E LINE OF W 745 FT OF
OF SW1/4 & S R/W OF CR-138, RUN
702.89 FT, S 620.69 FT, W 702.89

OHIDY FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY
4260 SW COUNTY ROAD 138
FORT WHITE, FL 32038

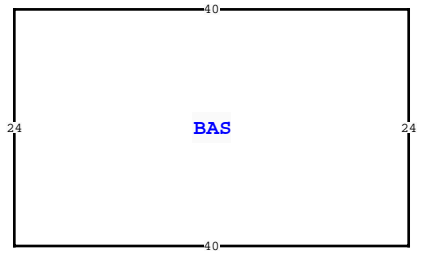
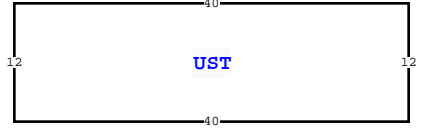
2026

22-7S-16-04291-010



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 15 | CONC BLOCK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 01 | MINIMUM | 100 |
| Interior Floor | 03 | CONC FINSH | 100 |
| Air Condition | 01 | NONE | 100 |
| Heating Type | 01 | NONE | 100 |
| Bedrooms | | 0 | 100 |
| Bathrooms | | 0 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Architectural | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0101 | SFRES/SFRES | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 22716.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 960 | 100 | |
| UST | 480 | 45 | |
| TOTALS | 1,440 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SERVGARAGE | 0% | - 2009 | | | | | | | | | |
| Heated Area: 960 | | | | | | HX Base Yr 2009 | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 291,904 |
| TOTAL MARKET OB/XF VALUE | | | 4,340 |
| TOTAL LAND VALUE - MARKET | | | 104,604 |
| TOTAL MARKET VALUE | | | 400,848 |
| SOH/AGL Deduction | | | 129,932 |
| ASSESSED VALUE | | | 270,916 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 219,505 |
| TOTAL JUST VALUE | | | 400,848 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 391,126 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 26672 | SFR | 870 | 01/28/2008 |
| 16615 | GARAGE | 90 | 02/18/2000 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1536/1216 | 2/03/2025 | QC | U | I | 11 | 100 |
| GRANTOR: OHIDY SANDRA KAY | | | | | | |
| GRANTEE: OHIDY FAMILY REVOCA | | | | | | |
| 1254/1610 | 5/09/2013 | WD | U | I | 30 | 100 |
| GRANTOR: DERKSEN & OHIDY | | | | | | |
| GRANTEE: OHIDY & OHIDY | | | | | | |

| 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 100 | 2,000 | | | | | | | | |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 780.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,340 | | | | | | | | |
| TOTALS | | | | | | | | | | | | | 1,440 | | | | | | | | | 25,308 | |

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

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W40 S24 E40 N24\$ PTR= N30 UST= N12 W40 S12 E40\$ 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 | 10.01 | AC | | 1.00 | 1.00 | 0.95 | 11,000.00 | 10,450.00 | 104,604 | | | | | | | |

BEG INTERS E LINE OF W 745 FT OF SW1/4 & S R/W OF CR-138, RUN 702.89 FT, S 620.69 FT, W 702.89

OHIDY FAMILY REVOCABLE LIVING TRUST DATED FEBRUARY 4260 SW COUNTY ROAD 138 FORT WHITE, FL 32038

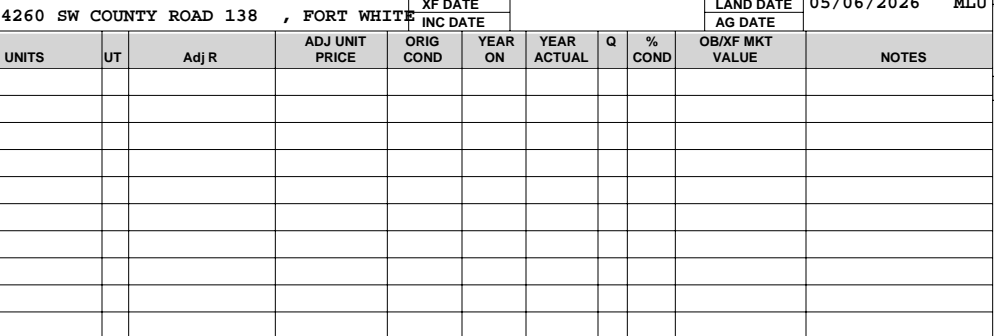
2026

22-7S-16-04291-010



| ELEMENT | | CD | CONSTRUCTION | | |
|---------------------|------------------|-------------|--------------|--------------|----------------------|
| Exterior Wall | 16 | WD FR STUC | 80 | | |
| Exterior Wall | 21 | STONE | 20 | | |
| Roof Structure | 08 | IRREGULAR | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 15 | HARDTILE | 100 | | |
| 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 | | |
| Architectural Units | 05 | CONV | 100 | | |
| Quality | 06 | 06 | | | |
| DOR CODE | 0101 | SFRES/SFRES | | | |
| MAP NUM | | MKT AREA | 02 | | |
| NEIGHBORHOOD/LOC | 22716.00 | | 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,974 | 100 | | 1,974 | 213,579 |
| FGR | 661 | 55 | | 364 | 39,383 |
| FOP | 56 | 30 | | 17 | 1,839 |
| FOP | 363 | 30 | | 109 | 11,793 |
| TOTALS | 3,054 | | | 2,464 | 266,596 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,464 | 126.7728 | 141.99 | 349,863 | 2008 | 2008 | 0 | 0 | 23.80 | 76.20 |
| 2 SINGLE FAM 100% - 2009 Heated Area: 1974 HX Base Yr 2009 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 2 of 2 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 291,904 | | |
| TOTAL MARKET OB/XF VALUE | 4,340 | | |
| TOTAL LAND VALUE - MARKET | 104,604 | | |
| TOTAL MARKET VALUE | 400,848 | | |
| SOH/AGL Deduction | 129,932 | | |
| ASSESSED VALUE | 270,916 | | |
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| PREVIOUS YEAR MKT VALUE | 391,126 | | |

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

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
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| GRANTEE: OHIDY FAMILY REVOCA | | | | | | |
| 1254/1610 | 5/09/2013 | WD | U | I | 30 | 100 |
| GRANTOR: DERKSEN & OHIDY | | | | | | |
| GRANTEE: OHIDY & OHIDY | | | | | | |

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

| BUILDING NOTES | |
|--|--|
| | |
| | |
| | |
| BUILDING DIMENSIONS | |
| BAS= W18 S7 FOP= W33 S11 E33 N11 S11 W33 N18 W15 S16 W11 S10 | |
| FGR= S26 E6 S3 E13 N3 E6 N19 W4 N7 W21 S E21 S7 E4 S11 E19 | |
| FOP= S7 E8 N7 W8 S E8 N6 E13 N6 E12 N32 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 |
| | | | | | | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |