

LOT 22 LAKE JEFFERY PHASE 1 & BE  
OF LOT 21, RUN NW 172.35 FT, SE  
SW A CHORD DISTANCE OF 30.92 FT

ALTMAN TIMOTHY ALLEN  
302 NW CYPRESS COVE DR  
LAKE CITY, FL 32055

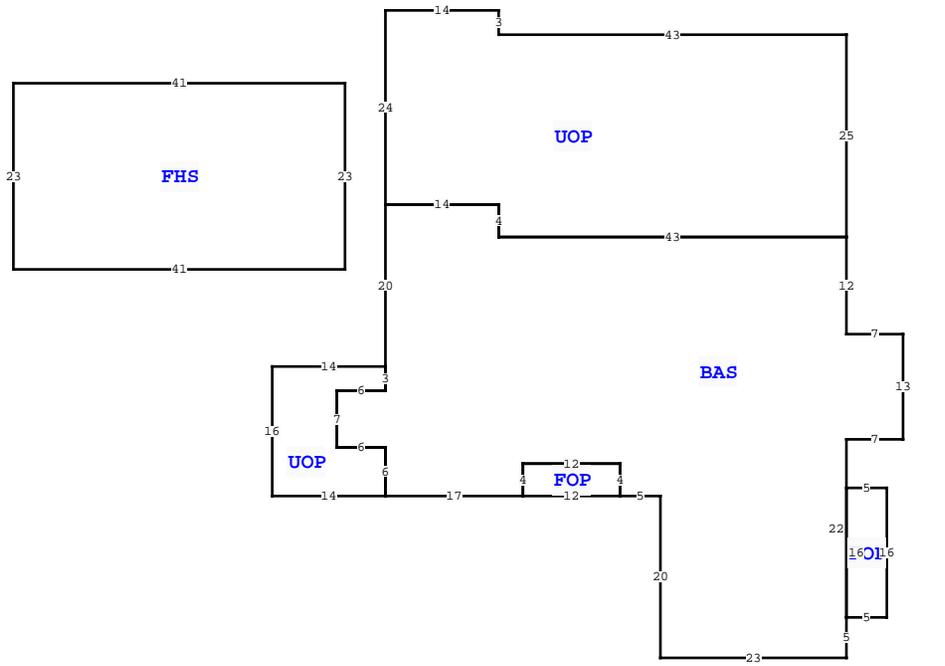
2026

23-3S-16-02272-023



| BUILDING CHARACTERISTICS |                    |             |      |              |                      |
|--------------------------|--------------------|-------------|------|--------------|----------------------|
| ELEMENT                  | CD CONSTRUCTION    |             |      |              |                      |
| Exterior Wall            | 12 CEDAR 90        |             |      |              |                      |
| Exterior Wall            | 21 STONE 10        |             |      |              |                      |
| Roof Structure           | 08 IRREGULAR 100   |             |      |              |                      |
| Roof Cover               | 03 COMP SHNGL 100  |             |      |              |                      |
| Interior Wall            | 05 DRYWALL 100     |             |      |              |                      |
| Interior Floor           | 13 LAM/VNLPLK 90   |             |      |              |                      |
| Interior Floor           | 14 CARPET 10       |             |      |              |                      |
| Air Condition            | 03 CENTRAL 100     |             |      |              |                      |
| Heating Type             | 04 AIR DUCTED 100  |             |      |              |                      |
| Bedrooms                 | 3 100              |             |      |              |                      |
| Bathrooms                | 3.5 100            |             |      |              |                      |
| Frame                    | 01 NONE 100        |             |      |              |                      |
| Stories                  | 1.5 1.5 100        |             |      |              |                      |
| Architectural            | 05 CONV 100        |             |      |              |                      |
| Units                    | 0 100              |             |      |              |                      |
| Condition Adj            | 03 03 100          |             |      |              |                      |
| Kitchen Adjus            | 02 02 100          |             |      |              |                      |
| Quality                  | 07 07              |             |      |              |                      |
| DOR CODE                 | 0100 SINGLE FAMILY |             |      |              |                      |
| MAP NUM                  |                    |             |      |              |                      |
| NEIGHBORHOOD/LOC         | 23316.020 1.00/    |             |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA   | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,425              | 100         |      | 2,425        | 292,766              |
| FHS                      | 943                | 60          |      | 566          | 68,332               |
| FOP                      | 48                 | 30          |      | 14           | 1,690                |
| FOP                      | 80                 | 30          |      | 24           | 2,898                |
| UOP                      | 182                | 20          |      | 36           | 4,346                |
| UOP                      | 1,411              | 20          |      | 282          | 34,046               |
| TOTALS                   | 5,089              |             |      | 3,347        | 404,077              |

| 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%      | - 2022            |                |                |                 |     |      |      |      |        |
|                    |            |           | Heated Area: 3368 |                |                | HX Base Yr 2022 |     |      |      |      |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 2              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 404,077     |   |
| TOTAL MARKET OB/XF VALUE  |           | 13,402      |   |
| TOTAL LAND VALUE - MARKET |           | 59,500      |   |
| TOTAL MARKET VALUE        |           | 476,979     |   |
| SOH/AGL Deduction         |           | 52,226      |   |
| ASSESSED VALUE            |           | 424,753     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |   |
| BASE TAXABLE VALUE        |           | 373,342     |   |
| TOTAL JUST VALUE          |           | 476,979     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 474,845     |   |

| 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 |
| 1460/1729                    | 8/20/2021 | FJ        | U     | I     | 18     | 0          |
| GRANTOR: CLERK OF COURT      |           |           |       |       |        |            |
| GRANTEE: ALTMAN TIMOTHY ALLE |           |           |       |       |        |            |
| 1428/1191                    | 1/19/2021 | WD        | Q     | I     | 01     | 495,000    |
| GRANTOR: CHAPMAN ROBERT E IV |           |           |       |       |        |            |
| GRANTEE: ALTMAN TIMOTHY ALLE |           |           |       |       |        |            |

| 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  | 0     |    | 1.00   | UT 4,000.00    | 4,000.00  | 100     | 0           | 0    | 3      | 100             | 4,000 |
| 2              | 0190       | FPFC PF     | 0       | 100 | 0  | 0     |    | 1.00   | UT 1,200.00    | 1,200.00  | 100     | 0           | 0    | 3      | 100             | 1,200 |
| 3              | 0296       | SHED METAL  | 0       | 100 | 30 | 20    |    | 1.00   | UT 0.00        | 0.00      | 100     | 0           | 0    | 3      | 100             | 1,000 |
| 4              | 0080       | DECKING     | 0       | 100 | 0  | 0     |    | 1.00   | UT 6,000.00    | 6,000.00  | 100     | 0           | 0    | 3      | 100             | 6,000 |
| 5              | 0120       | CLFENCE 4   | 0       | 100 | 0  | 12    |    | 1.00   | UT 0.00        | 0.00      | 100     | 1993        | 1993 | 3      | 100             | 500   |
| 6              | 0070       | CARPORT UF  | 0       | 100 | 13 | 18    |    | 234.00 | UT 3.00        | 3.00      | 100     | 1993        | 1993 | 3      | 100             | 702   |

| TOTAL OB/XF                       |  |          |  |           |  |            |  |     |  |  | 13,402 |  |  |  |  |  |
|-----------------------------------|--|----------|--|-----------|--|------------|--|-----|--|--|--------|--|--|--|--|--|
| 302 NW CYPRESS COVE DR, LAKE CITY |  |          |  |           |  |            |  |     |  |  |        |  |  |  |  |  |
| BLD DATE                          |  | LGL DATE |  | LAND DATE |  | 04/14/2026 |  | MLU |  |  |        |  |  |  |  |  |
| XF DATE                           |  | AG DATE  |  |           |  |            |  |     |  |  |        |  |  |  |  |  |
| INC DATE                          |  |          |  |           |  |            |  |     |  |  |        |  |  |  |  |  |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W7 N12 W43 N4 W14 S20 S3 W6 S7 E6 S6 E17 N4 E12 S4 E5 S20 E23 N5 N22 E7 N13 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[ORIG=-7,-12] N25 W43 N3 W14 S24 E14 S4 E43 \$  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FHS=[ORIG=-69,-8] N23 W41 S23 E41 \$  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP=[ORIG=-64,4] W14 S16 E14 N6 W6 N7 E6 N3 \$  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-7,35] E5 N16 W5 S16 \$   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-47,20] E12 N4 W12 S4 \$  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 0133     | C   | SFR LAKE             | 100 |     | RSF-2    | 81.00 | 270.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.70    | 35,000.00  | 59,500.00      | 59,500     |                             |      |         |      |     |    |        |