

BEG SE COR, RUN W 273.58 FT CO
EAST R/W OF A 60 FT EASEMENT, S
CURVE 297.63 FT, E 386.30 FT, N

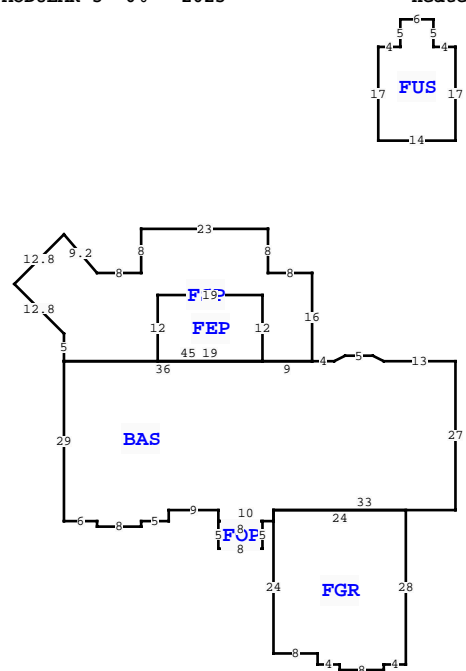
CARVALHO JONATHAN M/CARVALHO RHIANNON E
2502 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2026

23-3S-16-02272-052

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 15 | HARDTILE | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1.5 | 1.5 | 100 |
| Architectual Units | 05 | CONV | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 09 | 09 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 23316.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,990 | 100 | |
| FEP | 228 | 80 | |
| FGR | 664 | 55 | |
| FOP | 40 | 30 | |
| FSP | 1,006 | 40 | |
| FUS | 268 | 100 | |
| TOTALS | 4,196 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|---------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | MODULAR | 3 | 0% | - 2025 | | | | | | | | |
| | | | | | Heated Area: 2258 | | | | | | | |
| | | | | | HX Base Yr | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 327,222 | |
| TOTAL MARKET OB/XF VALUE | | 14,404 | |
| TOTAL LAND VALUE - MARKET | | 46,400 | |
| TOTAL MARKET VALUE | | 388,026 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 388,026 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 388,026 | |
| TOTAL JUST VALUE | | 388,026 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 403,129 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000041578 | Roof Replacement | 17,031 | 03/23/2021 |
| 22372 | POOL ENCL | 90 | 10/06/2004 |
| 17525 | SFR | 130 | 10/11/2000 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1529/71 | 11/11/2024 | WD | Q | I | 01 | 550,000 |
| GRANTOR: SWANSON BARBARA | | | | | | |
| GRANTEE: CARVALHO JONATHAN M | | | | | | |
| 0960/0087 | 8/12/2002 | WD | Q | I | 03 | 290,000 |
| GRANTOR: GEORGE & KIMBERLY ARC | | | | | | |
| GRANTEE: ROBERT & BARBARA SW | | | | | | |

| 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 | 0190 | FPLC PF | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2000 | 2000 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 2,912.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 4,368 | |
| 3 | 0220 | JACUZZI | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 2,500 | |
| 4 | 0020 | BARN, FR | 0 | 0 | 24 | 960.00 | UT | 11.00 | 11.00 | 60 | 2009 | 2009 | 3 | 60 | 6,336 | |

| TOTAL OB/XF | | | | | | | | | | | | | 14,404 | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| LAND DESCRIPTION | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 4.64 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 46,400 | | | | | | | |

| REVIEW DATE 12/16/2024 BY ME | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------------|--|--|--|--|--------------------------|--|--|--|--|-----------|--|--|--|--|-----------------|--|--|--|--|----------------|--|--|--|--|
| Total Acres: 4.64 | | | | | Total Land Value: 46,400 | | | | | Market: 0 | | | | | Agricultural: 0 | | | | | Common: 46,400 | | | | |