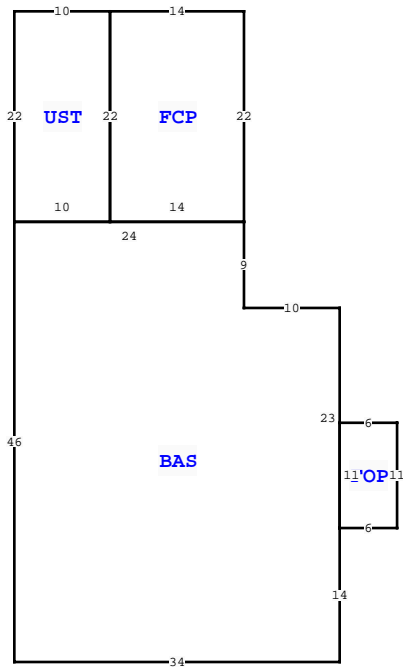


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,474	100	
FCP	308	25	
FOP	66	30	
UST	220	45	
TOTALS	2,068		1,670 99,898

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,670	82.1700	92.03	153,690	1945	1945	0	0	35.00	65.00
1 SINGLE FAM 0% - 2023 Heated Area: 1474 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			295,876
TOTAL MARKET OB/XF VALUE			12,900
TOTAL LAND VALUE - MARKET			119,000
TOTAL MARKET VALUE			321,549
SOH/AGL Deduction			0
ASSESSED VALUE			321,549
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			321,549
TOTAL JUST VALUE			427,776
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			431,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045161	Mobile Home		08/12/2022
32910	M H	563	04/23/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/2106	6/16/2022	WD	Q	I	01	250,000
GRANTOR: LOVETT JERI ANNE						
GRANTEE: RED DIAMOND RANCH,						
1459/2401	2/18/2022	QC	U	I	11	100
GRANTOR: FLOWERS CAROL LYNN FK						
GRANTEE: FLOWERS CAROL LYNN						

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	0010	BARN, BLK	0	0	12	18	1.00	UT	0.00	100	0	0	3	100	300	
2	0020	BARN, FR	0	0	15	12	1.00	UT	0.00	100	0	0	3	100	100	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	300	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	500	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	100	2005	2005	3	100	200	
6	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	2023	2022		100	7,000	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	4,500.00	100	2023	2022		100	4,500	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3,500.00	3,500.00	3,500							
2	5600	A	TIMBER 3	0					33.00	AC		1.00	1.00	1.00	281.00	281.00	9,273							
3	9910	M	MKT. VAL. AG	0					33.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	115,500							

S1/2 OF S1/2 OF NW1/4 OF NE1/4 &
 & NW1/4 OF SE1/4 AS LIES N OF CR
 OF BRANCH EX APPRX 20 AC AS DESC

RED DIAMOND RANCH, LLC
 505 SW AVIATION DR
 LAKE CITY, FL 32025

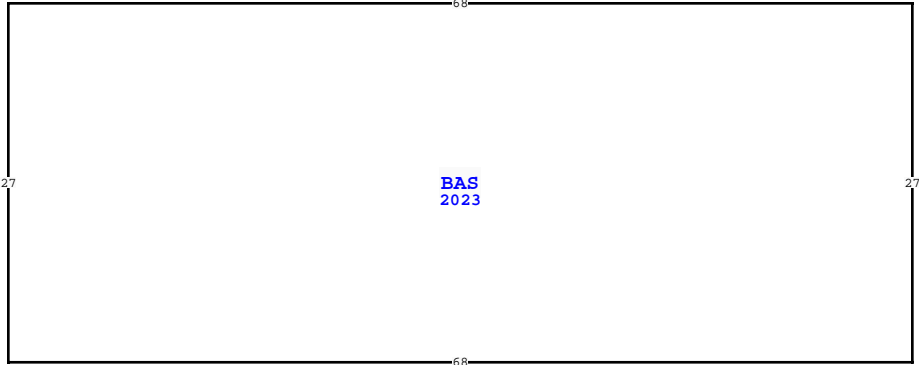
2026

23-4S-17-08714-000



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL SID	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	14	CARPET	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	01	NONE	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03		100		
Kitchen Adjus	01		100		
Quality	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	23417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2023	1,836	195,978
TOTALS	1,836			1,836	195,978

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,836	113.5000	112.36	206,293		2022		0	0	5.00	95.00
4 MANUF 2			0% - 2023	Heated Area: 1836				HX Base Yr				



COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		295,876	
TOTAL MARKET OB/XF VALUE		12,900	
TOTAL LAND VALUE - MARKET		119,000	
TOTAL MARKET VALUE		321,549	
SOH/AGL Deduction		0	
ASSESSED VALUE		321,549	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		321,549	
TOTAL JUST VALUE		427,776	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q /	V /	RSN CD	SALE PRICE
1471/2106	6/16/2022	WD Q	Q	I	01	250,000
GRANTOR: LOVETT JERI ANNE						
GRANTEE: RED DIAMOND RANCH,						
1459/2401	2/18/2022	QC U	I	11		100
GRANTOR: FLOWERS CAROL LYNN FK						
GRANTEE: FLOWERS CAROL LYNN						

3635 SE COUNTY ROAD 252 , LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				03/21/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=2023;ORIG=22,25] E68 S27 W68 N27 \$

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		