

LOT 2 COBBLESTONE UNIT 1.
 WD 1092-1796, WD 1222-76, DEED
 IN LIEU OF FORCL 1229-2499,

EAGLE GROUP HOLDINGS LLC
 1371 SE INGLEWOOD AVE
 LAKE CITY, FL 32025

2026

24-3S-16-02275-102



| BUILDING CHARACTERISTICS | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | |
|--|------------------|--------------|---------|--------------|----------------------|--------------------|-------|----------------|-------------|----------------|----------------|-----|--------|-----------------|-------|----------------------------|---|-------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 40,800 TOTAL MARKET VALUE 40,800 SOH/AGL Deduction 7,199 ASSESSED VALUE 33,601 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 33,601 TOTAL JUST VALUE 40,800 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 34,000 | | | | | | | | | | |
| DOR CODE 0000 VACANT | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | |
| MAP NUM MKT AREA 03 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NEIGHBORHOOD/LOC 24316.00 1.00/ | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / CD RSN SALE PRICE 1230/1766 2/29/2012 WD U V 11 0 GRANTOR: GABLES OF COLUMBIA CO GRANTEE: EAGLE GROUP HOLDING 1229/2499 2/16/2012 FS U V 38 32,500 GRANTOR: GABLES OF COLUMBIA CO GRANTEE: EAGLE GROUP HOLDING | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | BUILDING NOTES | | | | | | | | | | |
| 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 | BUILDING DIMENSIONS | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | LAND DESCRIPTION L N 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 0000 C VAC RES 0 RSF-2 0.00 0.00 1.00 LT 1.00 1.00 0.85 48,000.00 40,800.00 40,800 | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | | | | | | | | TOTAL OB/XF 0 | | | | | | | | | | |
| REVIEW DATE 05/08/2026 BY MLU Total Acres: 2.32 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800 PRINTED 06/23/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | |