COMM SW COR OF SW1/4 OF NE1/4, R
N 30.02 FT TO N R/W OF CO RD FOR
224 FT, E 226 FT, S 224 FT TO N

STLWFAR FOUNDATION CORPORATION
709 SW SHERLOCK TER
LAKE CITY, FL 32024

2027

24-4S-16-03103-016

BUILDING CHARACTERISTICS

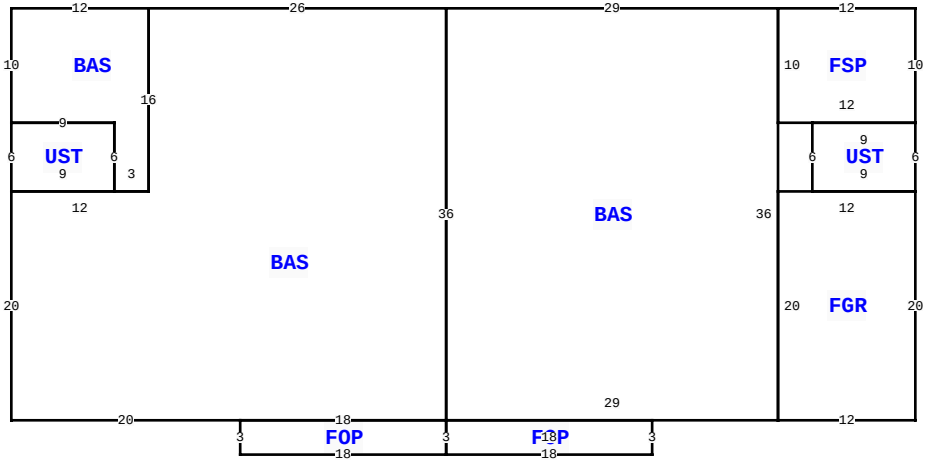
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	138	100		138	13,076
BAS	1,044	100		1,044	98,920
BAS	1,176	100		1,176	111,428
FGR	240	55		132	12,507
FOP	54	30		16	1,516
FOP	54	30		16	1,516
FSP	120	40		48	4,548
UST	54	45		24	2,274
UST	54	45		24	2,274
TOTALS	2,934			2,618	248,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,618	140.5300	122.26	320,077	1972	2005	0	0	0	22.50	77.50

1 DUPLEX 0% - 2025 Heated Area: 2358 HX Base Yr



331 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	471,200
TOTAL MARKET OB/XF VALUE	6,520
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	512,720
SOH/AGL Deduction	0
ASSESSED VALUE	512,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,720
TOTAL JUST VALUE	512,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	512,720

LAND:2:1: MULTI-USE

SALE:2:1: VICTOR IS JEFFERY'S FATHER-IN-LAW

LAND:1:1: 1.16 AC. MULTI-USE

BLDG:1:1: CODED *N FOR A-10:HX PULLED OUT ON PLOT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1507/194	1/18/2024	WD	Q	I	01	550,000
GRANTOR: MCFEELY JOHN JR						
GRANTEE: STLWFAR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 BAS= W26 BAS= W12 S10 UST= S6 E9 N6 W9$ E9 S6 E3 N16$ S16 W12 S20 E20 FOP= S3 E18 N3 W18$ E18 N36$ S36 FOP= S3 E18 N3 W18$ E29 FGR= E12 N20 W12 S 20$ N36$ FSP= E12 S10 UST= W9 S6E9 N6$ W12 N10$.

EXTRA FEATURES

LN	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	0294	SHED WOOD/	0	0	8	12	96.00	UT	14.00	14.00	100	1993	1993	3	100	1,344	
2	0166	CONC,PAVMT	0	0	14	28	392.00	UT	3.00	3.00	100	1993	1993	3	100	1,176	
3	0166	CONC,PAVMT	0	0	12	16	192.00	UT	3.00	3.00	100	1993	1993	3	100	576	
4	0294	SHED WOOD/	0	0	10	20	200.00	UT	12.00	12.00	100	2009	2009	3	100	2,400	
5	0252	LEAN-TO W/	0	0	8	14	112.00	UT	2.00	2.00	100	2009	2009	3	100	224	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,520

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		A-1	113.00	224.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							
2	0300	C	MULTI-FAM	0		00	113.00	224.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.16 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SW1/4 OF NE1/4, R
N 30.02 FT TO N R/W OF CO RD FOR
224 FT, E 226 FT, S 224 FT TO N

STLWFAR FOUNDATION CORPORATION
709 SW SHERLOCK TER
LAKE CITY, FL 32024

2027

24-4S-16-03103-016

BUILDING CHARACTERISTICS

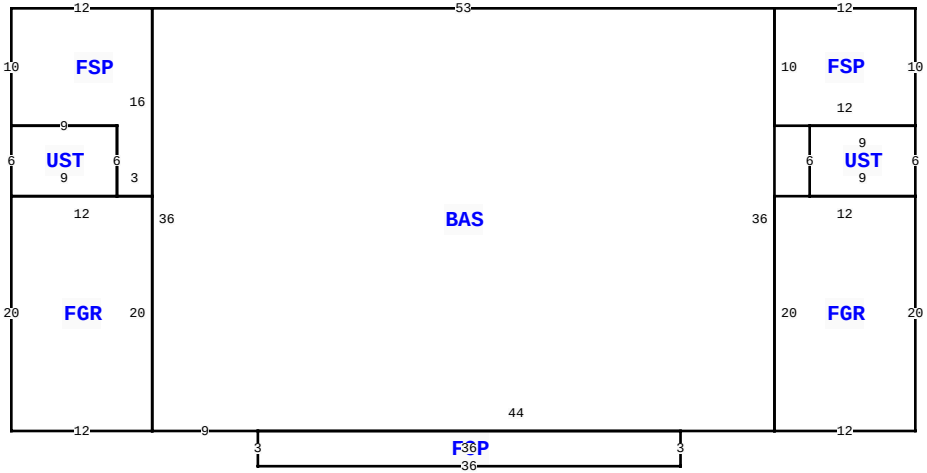
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Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100		1,908	180,786
FGR	240	55		132	12,507
FGR	240	55		132	12,507
FOP	108	30		32	3,032
FSP	120	40		48	4,548
FSP	138	40		55	5,211
UST	54	45		24	2,274
UST	54	45		24	2,274
TOTALS	2,862			2,355	223,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,355	140.5300	122.26	287,922	1972	2005	0	0	0	22.50	77.50

2 DUPLEX 0% - 2025 Heated Area: 1908 HX Base Yr



331 SW CANNON CREEK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL MARKET VALUE	512,720
SOH/AGL Deduction	0
ASSESSED VALUE	512,720
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	512,720
TOTAL JUST VALUE	512,720
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	512,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: STLWFAR FOUNDATION						
1507/194	1/18/2024	WD	Q	I	01	550,000
GRANTOR: MCFEELY JOHN JR						
GRANTEE: STLWFAR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 FSP= W12 S10 UST= S6 E9 N6 W9$ E9 S6 E3 N16$ S36
FGR= W12 N20 E12 S20$ E9 FOP= S3 E36 N3 W36$ E44 FGR= E12 N
20 W12 S20$ N36$ FSP= E12 S10 UST= W9 S6 E9 N6$ W12 N10$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.16 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS