

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

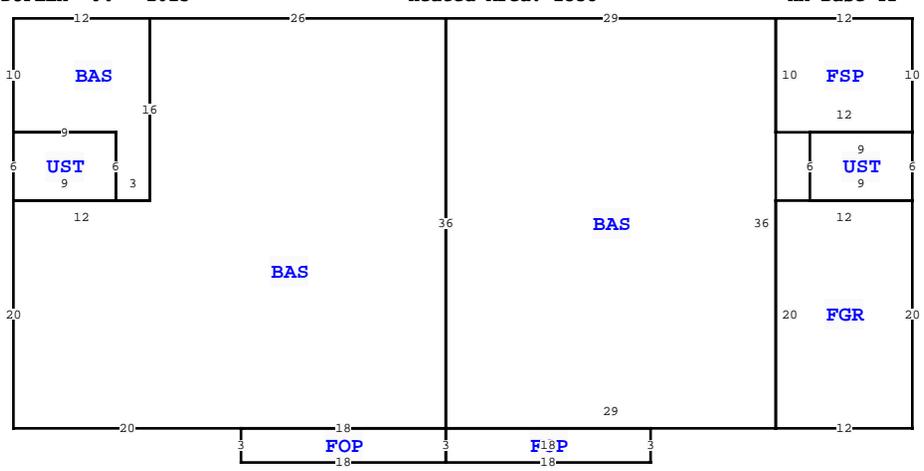
STLWFAR FOUNDATION CORPORATION
709 SW SHERLOCK TER
LAKE CITY, FL 32024

2026

24-4S-16-03103-016
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLEX	0%	2025								



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	138	100		138	12,375
BAS	1,044	100		1,044	93,621
BAS	1,176	100		1,176	105,458
FGR	240	55		132	11,837
FOP	54	30		16	1,435
FOP	54	30		16	1,435
FSP	120	40		48	4,304
UST	54	45		24	2,152
UST	54	45		24	2,152
TOTALS	2,934			2,618	234,770

331 SW CANNON CREEK DR, LAKE CITY

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

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	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	

TOTAL OB/XF 6,520

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	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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				445,955	
TOTAL MARKET OB/XF VALUE				6,520	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				487,475	
SOH/AGL Deduction				0	
ASSESSED VALUE				487,475	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				487,475	
TOTAL JUST VALUE				487,475	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				468,780	
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\$.	

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

2026

24-4S-16-03103-016
VALUATION SUMMARY PAGE 2 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	18	CEMENT BRK	50		
Exterior Wall	31	VINYL SID	50		
Roof Structure	08	IRREGULAR	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	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	1,908	100		1,908	171,101
FGR	240	55		132	11,837
FGR	240	55		132	11,837
FOP	108	30		32	2,870
FSP	120	40		48	4,304
FSP	138	40		55	4,932
UST	54	45		24	2,152
UST	54	45		24	2,152
TOTALS	2,862			2,355	211,185

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 DUPLEX	0%	2025									
Heated Area: 1908 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		445,955	
TOTAL MARKET OB/XF VALUE		6,520	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		487,475	
SOH/AGL Deduction		0	
ASSESSED VALUE		487,475	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		487,475	
TOTAL JUST VALUE		487,475	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		468,780	

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						

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
331 SW CANNON CREEK DR, LAKE CITY																
BLD DATE: LGL DATE: 04/03/2025 MLU																
XF DATE: LAND DATE: AG DATE:																
INC DATE:																
TOTALS: TOTAL OB/XF: 0																

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												
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