COMM SW COR OF SEC, RUN N 223
FT FOR POB, CONT N 444.11 FT,
E 157.90 FT, S PROX 420 FT TO

RIOS PASTOR H/RIOS BETTY L
291 SW JACK GLN
LAKE CITY, FL 32024

**2027**

**24-4S-16-03116-066**

## BUILDING CHARACTERISTICS

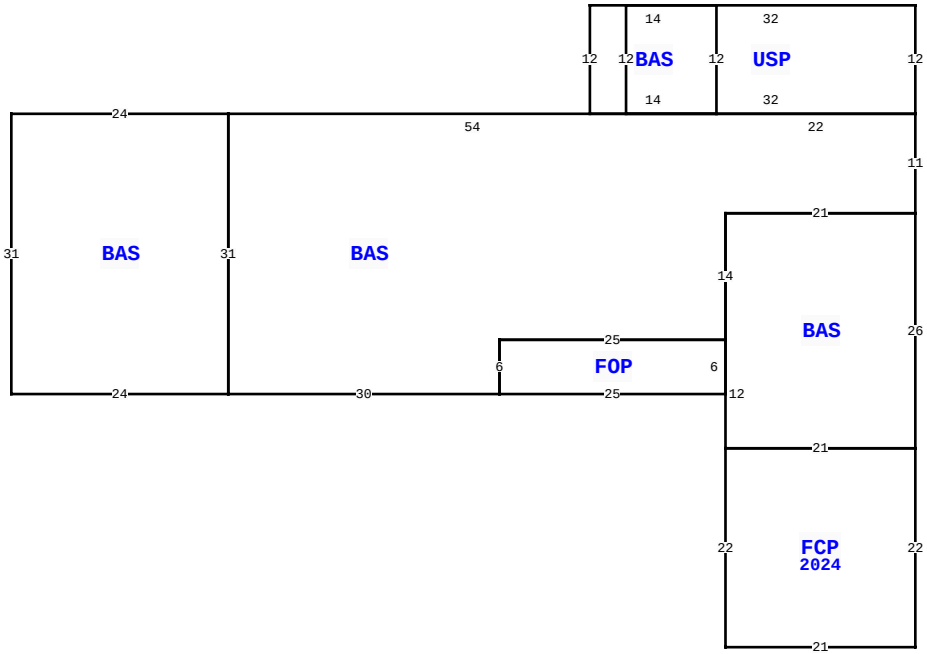
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 24416.030 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 168 | 100 | | 168 | 12,519 |
| BAS | 546 | 100 | | 546 | 40,685 |
| BAS | 744 | 100 | | 744 | 55,440 |
| BAS | 1,786 | 100 | | 1,786 | 133,086 |
| FCP | 462 | 25 | 2024 | 116 | 8,644 |
| FOP | 150 | 30 | | 45 | 3,353 |
| USP | 384 | 35 | | 134 | 9,985 |
| TOTALS | 4,240 | | | 3,539 | 263,712 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,539 | 104.2150 | 114.64 | 405,711 | 1984 | 1984 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 3244 HX Base Yr




291 SW JACK GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 114 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 2,280 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1992 | 1992 | 3 | 40 | 14,336 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 1,000.00 | UT | 15.00 | 15.00 | 100 | 1992 | 1992 | 3 | 40 | 6,000 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 6 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 13 | 20 | 260.00 | UT | 7.50 | 7.50 | 75 | 1993 | 1993 | 3 | 75 | 1,463 | |
| 8 | 0294 | SHED WOOD/ | 0 | 100 | 13 | 20 | 260.00 | UT | 7.50 | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 1,950 | |
| 9 | 0252 | LEAN-TO W/ | 0 | 100 | 7 | 12 | 84.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 168 | |
| 10 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 263,712 |
| TOTAL MARKET OB/XF VALUE | 34,397 |
| TOTAL LAND VALUE - MARKET | 25,122 |
| TOTAL MARKET VALUE | 323,231 |
| SOH/AGL Deduction | 137,262 |
| ASSESSED VALUE | 185,969 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 134,558 |
| TOTAL JUST VALUE | 323,231 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 328,016 |

LAND:2:1: BARROW PIT

LAND:1:1: 0.88 AC.

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000049653 | Electrical Servic | 0 | 04/18/2024 |
| 000046933 | Additions | 34,000 | 04/11/2023 |
| 041170 | ELECTRICAL | | 01/15/2021 |
| 31494 | MAINT/ALTR | 70 | 10/04/2013 |
| 21754 | ADDN SFR | 242 | 04/20/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W22 W54 S31 E30 N6 E25 N14 E21 N11 $
BAS=[ORIG=-76,0] W24 S31 E24 N31 $
BAS=[ORIG=-21,25] S12 E21 N26 W21 S14 $
USP=[ORIG=0,0] N12 W32 S12 E32 $
BAS=[ORIG=-22,0] N12 W14 S12 E14 $
FOP=[ORIG=-46,31] E25 N6 W25 S6 $
FCP=[YR=2024;ORIG=-21,37] E21 S22 W21 N22 $
.

## LAND DESCRIPTION

TOTAL OB/XF 29,197

| 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 | 0100 | C | SFR | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |
| 2 | 9600 | C | WASTELAND | 100 | | 00 | 0.00 | 0.00 | 0.70 | AC | | 1.00 | 1.00 | 1.00 | 175.00 | 175.00 | 122 | | | | | | | |

REVIEW DATE 04/28/2026 BY robin Total Acres: 0.70 Total Land Value: 25,122 Market: 0 Agricultural: 0 Common: 25,122 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SEC, RUN N 223
FT FOR POB, CONT N 444.11 FT,
E 157.90 FT, S PROX 420 FT TO

RIOS PASTOR H/RIOS BETTY L
291 SW JACK GLN
LAKE CITY, FL 32024

**2027**

**24-4S-16-03116-066**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 24416.030 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

### VALUATION SUMMARY

| | | |
|---|---|---|
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| TOTAL MARKET OB/XF VALUE | | 34,397 |
| TOTAL LAND VALUE - MARKET | | 25,122 |
| TOTAL MARKET VALUE | | 323,231 |
| SOH/AGL Deduction | | 137,262 |
| ASSESSED VALUE | | 185,969 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 134,558 |
| TOTAL JUST VALUE | | 323,231 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 328,016 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
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| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,000 | |
| 12 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2021 | 2020 | | 70 | 4,200 | |
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 5,200

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 04/28/2026 BY robin Total Acres: 0.70 Total Land Value: 25,122 Market: 0 Agricultural: 0 Common: 25,122 PRINTED 11/17/2026 BY SYS