COMM SW COR OF SE1/4 OF SW1/4, R
POB, RUN N 401.12 FT, E 590.78 F
W 588.18 FT TO POB. (AKA LOT 15

NMMC REVOCABLE TRUST DATED MARCH 24, 2026
2532 JARDIN DR
WESTON, FL 33327

**2027**

**24-4S-17-08728-005**

## BUILDING CHARACTERISTICS

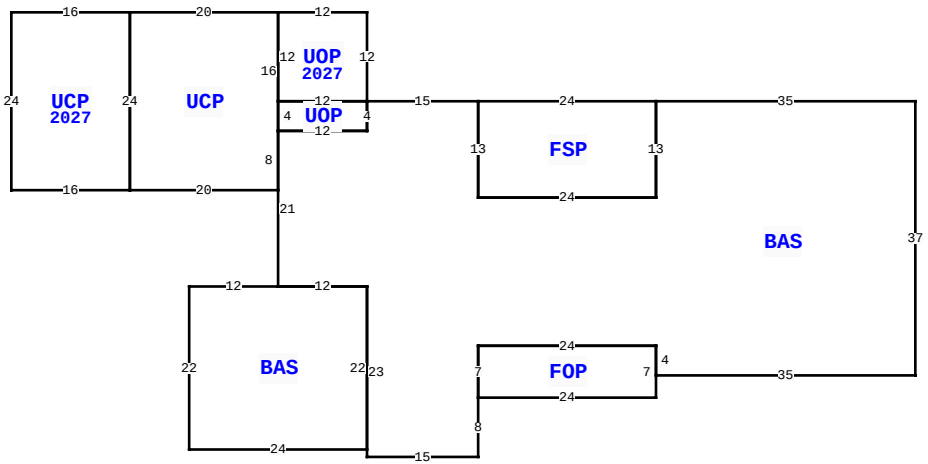
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 12 | HARDWOOD 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 24417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 528 | 100 | | 528 | 57,222 |
| BAS | 2,747 | 100 | | 2,747 | 297,707 |
| FOP | 168 | 30 | | 50 | 5,419 |
| FSP | 312 | 40 | | 125 | 13,547 |
| UCP | 480 | 20 | | 96 | 10,404 |
| UCP | 384 | 20 | 2027 | 77 | 8,345 |
| UOP | 48 | 20 | | 10 | 1,084 |
| UOP | 144 | 20 | 2027 | 29 | 3,143 |
| TOTALS | 4,811 | | | 3,662 | 396,869 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,662 | 115.9053 | 127.50 | 466,905 | 1992 | 2010 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 3275 HX Base Yr




355 SE DOPPLER CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/28/2025 MLU |
| XF DATE | | LAND DATE | |
| 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 | 0251 | LEAN TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0040 | BARN,POLE | 0 | 0 | 25 | 45 | 1,125.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 2,813 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0020 | BARN,FR | 0 | 0 | 36 | 40 | 1,440.00 | UT | 11.00 | 11.00 | 100 | 1993 | 1993 | 3 | 100 | 15,840 | |
| 5 | 0040 | BARN,POLE | 0 | 0 | 12 | 40 | 480.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 6 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 396,869 |
| TOTAL MARKET OB/XF VALUE | 27,653 |
| TOTAL LAND VALUE - MARKET | 24,450 |
| TOTAL MARKET VALUE | 448,972 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 448,972 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 448,972 |
| TOTAL JUST VALUE | 448,972 |
| NCON VALUE | 113,539 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 340,578 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1569/1295 | 5/13/2026 | WD | U | I | 41 | 587,000 |
| GRANTOR: MURDAUGH JOSIAH | | | | | | |
| GRANTEE: NMMC REVOCABLE TRUS | | | | | | |
| 1566/244 | 8/21/2025 | WD | U | I | 37 | 325,000 |
| GRANTOR: STENQUIST SHERRIE | | | | | | |
| GRANTEE: MURDAUGH JOSIAH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W35 S13 W24 N13 W15 S4 W12 S21 E12 S23 E15 N8 N7 E24 S4 E35 N37 $
BAS=[ORIG=-86,25] W12 S22 E24 N22 W12 $
UCP=[ORIG=-86,4] N16 W20 S24 E20 N8 $
FSP=[ORIG=-35,0] W24 S13 E24 N13 $
FOP=[ORIG=-59,40] E24 N7 W24 S7 $
UOP=[ORIG=-74,0] W12 S4 E12 N4 $
UOP=[YR=2027;ORIG=-86,-12] E12 S12 W12 N12 $
UCP=[YR=2027;ORIG=-122,-12] E16 S24 W16 N24 $
.

## LAND DESCRIPTION

TOTAL OB/XF 27,653

| 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 | 0 | | A-1 | 0.00 | 0.00 | 5.55 | AC | | 1.00 | 1.00 | 0.80 | 5,000.00 | 4,000.00 | 22,200 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 0.45 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 2,250 | | | | | | | |

REVIEW DATE 08/20/2026 BY TP Total Acres: 6.00 Total Land Value: 24,450 Market: 0 Agricultural: 0 Common: 24,450 PRINTED 11/17/2026 BY SYS