

COMM NE COR OF NW1/4, W 393.77 F  
 CONT W 661.48 FT, S 665.13 FT, E  
 N 665.65 FT TO POB.

HOLLAND STEPHEN/LEITZBACH SONJA  
 2192 SW NAUTILUS RD  
 LAKE CITY, FL 32024

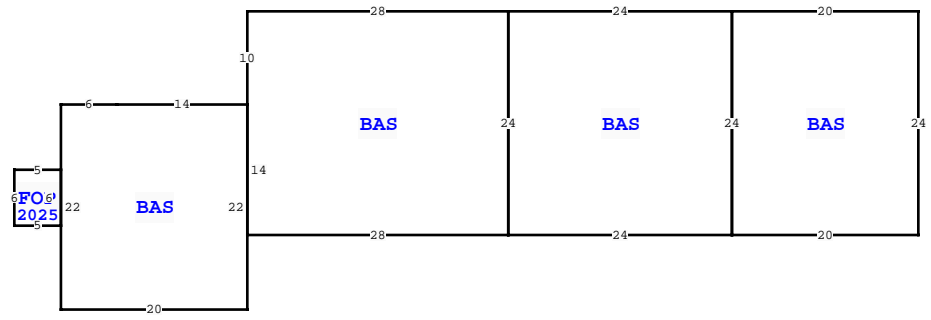
2026

24-5S-16-03706-000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 16               | WD FR STUC   | 100  |
| Roof Structur            | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 03               | COMP SHNGL   | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floor           | 12               | HARDWOOD     | 80   |
| Interior Floor           | 15               | HARDTILE     | 20   |
| Air Condition            | 03               | CENTRAL      | 100  |
| Heating Type             | 03               | FORCED AIR   | 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                  | 05               | 05           |      |
| DOR CODE                 | 5000             | IMPROVED AG  |      |
| MAP NUM                  |                  | MKT AREA     | 02   |
| NEIGHBORHOOD/LOC         | 24516.00         | 1.00/        |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 440              | 100          |      |
| BAS                      | 480              | 100          |      |
| BAS                      | 576              | 100          |      |
| BAS                      | 672              | 100          |      |
| FOP                      | 30               | 30           | 2025 |
| TOTALS                   | 2,198            |              |      |

| MARKET ADJUSTMENTS |            |           |                   |                |                |                 |     |      |      |      |        |
|--------------------|------------|-----------|-------------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW | AYB             | EYB | ECON | FNCT | NORM | % COND |
| 1                  | SINGLE FAM | 100%      | - 2026            |                |                |                 |     |      |      |      |        |
|                    |            |           | Heated Area: 2168 |                |                | HX Base Yr 2026 |     |      |      |      |        |



| COLUMBIA COUNTY PROPERTY  |             |              |             |
|---------------------------|-------------|--------------|-------------|
| VALUATION SUMMARY         |             |              | PAGE 1 of 1 |
| VALUATION BY              |             | STANDARD     |             |
| Tax Group: 3              |             | Tax Dist:    |             |
| BUILDING MARKET VALUE     |             | 196,157      |             |
| TOTAL MARKET OB/XF VALUE  |             | 25,466       |             |
| TOTAL LAND VALUE - MARKET |             | 110,880      |             |
| TOTAL MARKET VALUE        |             | 246,743      |             |
| SOH/AGL Deduction         |             | 0            |             |
| ASSESSED VALUE            |             | 246,743      |             |
| TOTAL EXEMPTION VALUE     |             | HX HB 51,411 |             |
| BASE TAXABLE VALUE        |             | 195,332      |             |
| TOTAL JUST VALUE          |             | 332,503      |             |
| NCON VALUE                |             | 0            |             |
| INCOME VALUE              |             |              |             |
| PREVIOUS YEAR MKT VALUE   |             | 321,499      |             |
| XFOB: 7:3: COURTYARD      |             |              |             |
| PERMIT NUM                | DESCRIPTION | AMT          | ISSUED      |
| 17087                     | SFR         | 305          | 06/15/2000  |

| SALES DATA                     |            |           |       |       |        |            |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1538/1010                      | 4/10/2025  | WD Q      | Q     | I     | 01     | 436,000    |
| GRANTOR: SKINNER MICHAEL AARON |            |           |       |       |        |            |
| GRANTEE: HOLLAND STEPHEN       |            |           |       |       |        |            |
| 1347/2095                      | 11/09/2017 | WD Q      | Q     | I     | 01     | 242,000    |
| GRANTOR: ZYGMUNT & WASYLKA OLS |            |           |       |       |        |            |
| GRANTEE: MICHAEL AARON & WEN   |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |     |    |       |    |          |                |           |         |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | UT | 1,200.00 | 1,200.00       | 100       | 2004    |
| 2              | 0040       | BARN, POLE  | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2014    |
| 3              | 0070       | CARPORT UF  | 0       | 100 | 0  | 0     | UT | 0.00     | 0.00           | 100       | 2017    |
| 4              | 0210       | GARAGE U    | 0       | 100 | 40 | 20    | UT | 16.00    | 16.00          | 100       | 2017    |
| 5              | 0119       | MASONRY WA  | 0       | 100 | 0  | 0     | UT | 6.50     | 6.50           | 100       | 2017    |

| TOTAL OB/XF |         |          |            |           |         |  |  |  |  |  |  |
|-------------|---------|----------|------------|-----------|---------|--|--|--|--|--|--|
| 25,466      |         |          |            |           |         |  |  |  |  |  |  |
| BLD DATE    | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |  |  |  |  |  |  |
|             |         |          | 05/06/2026 |           | MLU     |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
|                |  |  |  |  |  |  |

| BUILDING DIMENSIONS                      |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W28 S10 S14 E28 N24 \$    |  |  |  |  |  |  |
| BAS=[ORIG=0,24] E24 N24 W24 S24 \$       |  |  |  |  |  |  |
| BAS=[ORIG=24,24] E20 N24 W20 S24 \$      |  |  |  |  |  |  |
| BAS=[ORIG=-28,10] W14 W6 S22 E20 N22 \$  |  |  |  |  |  |  |
| FOP=[YR=2025;ORIG=-48,17] W5 S6 E5 N6 \$ |  |  |  |  |  |  |

| 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 | DPH 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 |     | A-1      | 0.00  | 0.00  | 2.08        | AC        |     | 1.00        | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 22,880     |                             |      |         |      |     |    |        |
| 2                | 6200     | A   | PASTURE 3            | 0   |     | A-1      | 0.00  | 0.00  | 8.00        | AC        |     | 1.00        | 1.00   | 1.00    | 280.00     | 280.00         | 2,240      |                             |      |         |      |     |    |        |
| 3                | 9910     | M   | MKT.VAL.AG           | 0   |     | A-1      | 0.00  | 0.00  | 8.00        | AC        |     | 1.00        | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 88,000     |                             |      |         |      |     |    |        |