

COMM NE COR OF NW1/4 OF NW1/4, R
FOR POB, CONT S 286.70 FT, W 151
E R/W OLD WIRE RD, N'LY ALONG R/

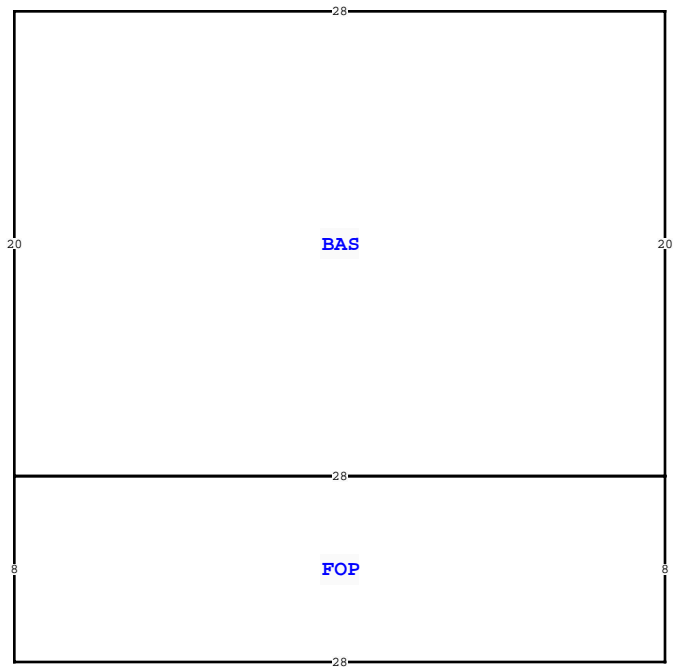
LANGE KRISTIN MARIE
277 SE GILES MARTIN AVE
LAKE CITY, FL 32024

2026

24-6S-17-09767-006

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG. | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 12 | HARDWOOD | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | 1 | 100 | |
| Bathrooms | 1 | 100 | |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1.100 | |
| Architectural | 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 | 02 |
| NEIGHBORHOOD/LOC | 24617.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 560 | 100 | |
| FOP | 224 | 30 | |
| TOTALS | 784 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0900 | 01 | 627 | 133.5600 | 160.27 | 100,489 | 2005 | 2005 | 0 | 0 | 20.00 | 80.00 | |
| 1 EXCEPT SFR 100% - 2016 Heated Area: 560 HX Base Yr 2016 | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-------|--|-------------|-----------|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | | STANDARD |
| Tax Group: 3 | | | | Tax Dist: |
| BUILDING MARKET VALUE | | | | 80,391 |
| TOTAL MARKET OB/XF VALUE | | | | 12,740 |
| TOTAL LAND VALUE - MARKET | | | | 110,330 |
| TOTAL MARKET VALUE | | | | 203,461 |
| SOH/AGL Deduction | | | | 73,255 |
| ASSESSED VALUE | | | | 130,206 |
| TOTAL EXEMPTION VALUE | HX HB | | | 51,411 |
| BASE TAXABLE VALUE | | | | 78,795 |
| TOTAL JUST VALUE | | | | 203,461 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 189,421 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 23590 | SFR | 229 | 09/09/2005 |
| 21828 | TR/TRAILER | 150 | 05/04/2004 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1556/802 | 12/12/2025 | QC | U | I | 11 | 100 |
| GRANTOR: LANGE ASHLEY BROWN | | | | | | |
| GRANTEE: LANGE KRISTIN | | | | | | |
| 1402/1388 | 12/30/2019 | QC | U | I | 11 | 0 |
| GRANTOR: KRISTIN MARIE LANGE & | | | | | | |
| GRANTEE: KRISTIN M LANGE & A | | | | | | |

| 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 |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 0 | | 2.00 | 100 | 2013 | 2013 | 3 | 100 | 752 | |
| 2 | 0031 | BARN, MT AE | 0 | 100 | 30 | 36 | | | 9.00 | 100 | 2013 | 2013 | 3 | 100 | 9,720 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 18 | 36 | | | 3.50 | 100 | 2013 | 2013 | 3 | 100 | 2,268 | |

| TOTAL OB/XF | | | | | | | | | | | | | 12,740 | | | | |
|------------------------------------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|--|------------|-----|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | 05/06/2026 | MLU | | | |
| 277 SE GILES MARTIN AVE, LAKE CITY | | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W28 S20 FOP= S8 E28 N8 W28 E28 N20\$. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | 12,740 | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--------|--|--|--|--|
| 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 | 10.03 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 110,330 | | | | | | | | | | | | | |