

THE EAST 1/2 OF THE FOLLOWING:  
 COMM SW COR OF SE1/4 OF SE1/4,  
 RUN W 884.56 FT FOR POB, RUN N

KIRBY GARLAND/KIRBY SHARON D  
 261 NW MISSION RIDGE CT  
 LAKE CITY, FL 32055

2026

25-3S-16-02291-003

| BUILDING CHARACTERISTICS  |                  |                |                      |              |                      |          |       |       |                | MARKET ADJUSTMENTS |         |             |             |                |                 |                |                     |  |      | COLUMBIA COUNTY PROPERTY |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
|---|------------------|----------------|----------------------|--------------|----------------------|----------|-------|-------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|----------------|---------------------|--|------|--------------------------|--------|--|----|-------------|--|-----|--|----------------|--|--------|--|--|--|--|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION   |                      |              |                      |          |       |       |                | TYPE               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB                 | ECON   | FNCT | NORM                     | % COND | VALUATION SUMMARY  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
|   |                  |                |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      |                          |        | VALUATION BY STANDARD<br>Tax Group: 2 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 29,900<br>TOTAL MARKET VALUE 29,900<br>SOH/AGL Deduction 7,636<br>ASSESSED VALUE 22,264<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 22,264<br>TOTAL JUST VALUE 29,900<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 29,900 |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
| DOR CODE  |                  | 0000 VACANT    |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      | PERMIT NUM               |        |  |    | DESCRIPTION |  |     |  | AMT            |  | ISSUED |  |  |  |  |  |  |  |
| MAP NUM   |                  |                |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      |                          |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC  |                  | 25316.00 1.00/ |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      |                          |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |       |       |                |                    |         |             |             |                |                 |                |                     | SALES DATA   |      |                          |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
|   |                  |                |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     | OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>0840/1854 6/10/1997 TD Q V 01 0<br>GRANTOR: BATES & COLE AS TRUST<br>GRANTEE: JERRY S & MARYDELL |      |                          |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
| TOTALS  |                  |                |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      | BLD DATE                 |        | LGL DATE   |    | 04/10/2025  |  | MLU |  | BUILDING NOTES |  |        |  |  |  |  |  |  |  |
| EXTRA FEATURES  |                  |                |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      | XF DATE                  |        | LAND DATE  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
|   |                  |                |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      | INC DATE                 |        | AG DATE  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
| 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          | BUILDING DIMENSIONS |  |      |                          |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
|   |                  |                |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      |                          |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
| LAND DESCRIPTION  |                  |                |                      |              |                      |          |       |       |                | TOTAL OB/XF        |         |             |             |                |                 |                |                     |  |      | 0                        |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
| 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      |  |     |  |                |  |        |  |  |  |  |  |  |  |
| 1   | 0000             | C              | VAC RES              | 0            |                      | A-1      | 0.00  | 0.00  | 4.60           | AC                 |         | 1.00        | 1.00        | 1.00           | 6,500.00        | 6,500.00       | 29,900              |  |      |                          |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |
| REVIEW DATE 04/10/2025 BY MLU Total Acres: 4.60 Total Land Value: 29,900 Market: 0 Agricultural: 0 Common: 29,900 PRINTED 06/23/2026 BY SYS |                  |                |                      |              |                      |          |       |       |                |                    |         |             |             |                |                 |                |                     |  |      |                          |        |  |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |