

COMM AT SE COR OF SW1/4 OF SE  
1/4, RUN W ALONG N R/W OF  
CYPRESS LAKE RD, 374.40 FT,

GOREE REGINALD E  
12965 NW MIAMI CT  
MIAMI, FL 33168

**2026**

25-4S-15-00385-203  
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |              |
|--------------------------|------------------|--------------|--------------|
| ELEMENT                  | CD               |              |              |
| Exterior Wall            | 31               | VINYL SID    | 100          |
| Roof Structur            | 03               | GABLE/HIP    | 100          |
| Roof Cover               | 03               | COMP SHNGL   | 100          |
| Interior Wall            | 05               | DRYWALL      | 100          |
| Interior Floor           | 14               | CARPET       | 90           |
| Interior Floor           | 08               | SHT VINYL    | 10           |
| Air Condition            | 03               | CENTRAL      | 100          |
| Heating Type             | 04               | AIR DUCTED   | 100          |
| Bedrooms                 |                  | 3            | 100          |
| Bathrooms                |                  | 2            | 100          |
| Stories                  | 1.               | 1.           | 100          |
| Architectual Units       | 01               | CONV         | 100<br>0 100 |
| Quality                  | 05               | 05           |              |
| DOR CODE                 | 0200             | MOBILE HOME  |              |
| MAP NUM                  |                  | MKT AREA     | 02           |
| NEIGHBORHOOD/LOC         | 25415.010        | 1.00/        |              |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR         |
| BAS                      | 2,280            | 100          |              |
| TOTALS                   | 2,280            |              | 192,855      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |  |          |  |          |  |         |  |           |            |          |  |         |     |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|----------|--|----------|--|---------|--|-----------|------------|----------|--|---------|-----|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |          |  |          |  |         |  |           |            |          |  |         |     |
| 0201   | 02  | 2,280     | 113.9000    | 107.07         | 244,120        | 2015 | 2015 | 0    | 0    | 21.00 | 79.00  |  |          |  |          |  |         |  |           |            |          |  |         |     |
| 1 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr  |     |           |             |                |                |      |      |      |      |       |        |  |          |  |          |  |         |  |           |            |          |  |         |     |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; border: 1px solid blue; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div> </div> |     |           |             |                |                |      |      |      |      |       |        |  |          |  |          |  |         |  |           |            |          |  |         |     |
| <table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>  |     |           |             |                |                |      |      |      |      |       |        |  | BLD DATE |  | LGL DATE |  | XF DATE |  | LAND DATE | 05/06/2026 | INC DATE |  | AG DATE | MLU |
| BLD DATE   |     | LGL DATE  |             |                |                |      |      |      |      |       |        |  |          |  |          |  |         |  |           |            |          |  |         |     |
| XF DATE  |     | LAND DATE | 05/06/2026  |                |                |      |      |      |      |       |        |  |          |  |          |  |         |  |           |            |          |  |         |     |
| INC DATE   |     | AG DATE   | MLU         |                |                |      |      |      |      |       |        |  |          |  |          |  |         |  |           |            |          |  |         |     |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 3              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 192,855     |   |
| TOTAL MARKET OB/XF VALUE  |  | 30,124      |   |
| TOTAL LAND VALUE - MARKET |  | 66,950      |   |
| TOTAL MARKET VALUE        |  | 289,929     |   |
| SOH/AGL Deduction         |  | 19,551      |   |
| ASSESSED VALUE            |  | 270,378     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 270,378     |   |
| TOTAL JUST VALUE          |  | 289,929     |   |
| NCON VALUE                |  | 1,200       |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 280,602     |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000049287  | Roof Replacement | 10,400 | 02/26/2024 |
| 34026      | GARAGE           | 303    | 05/04/2016 |
| 33553      | M H              | 720    | 11/17/2015 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1050/2579         | 6/26/2005 | WD        | U   | V   | 08     | 22,000     |

GRANTOR: MCCLAIN  
GRANTEE: GOREE

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

| BUILDING DIMENSIONS    |  |
|------------------------|--|
| BAS= W76S30 E76 N30\$. |  |

| 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                  | 0031       | BARN,MT AE  | 0       | 0 | 30 | 30    | UT | 9.00     | 9.00           | 100       | 2013    | 2013        | 3 | 100    | 8,100           |       |
| 2                  | 0210       | GARAGE U    | 0       | 0 | 24 | 36    | UT | 16.00    | 16.00          | 100       | 2016    | 2016        | 3 | 100    | 13,824          |       |
| 3                  | 9945       | Well/Sept   | 0       | 0 | 0  | 0     | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4                  | 0190       | FPLC PF     | 0       | 0 | 0  | 0     | UT | 1,200.00 | 1,200.00       | 100       | 2026    | 2025        |   | 100    | 1,200           |       |
| TOTAL OB/XF 30,124 |            |             |         |   |    |       |    |          |                |           |         |             |   |        |                 |       |

| 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                | 0200     | C   | MBL HM               | 0   |     |          | 0.00  | 0.00  | 5.15        | AC          |     | 1.00     | 1.00   | 1.00    | 13,000.00  | 13,000.00      | 66,950     |                             |      |         |      |     |    |        |