

LOT 13 HUCKLEBERRY HILL S/D.  
446-395, 952-533, QC 1150-38, WD

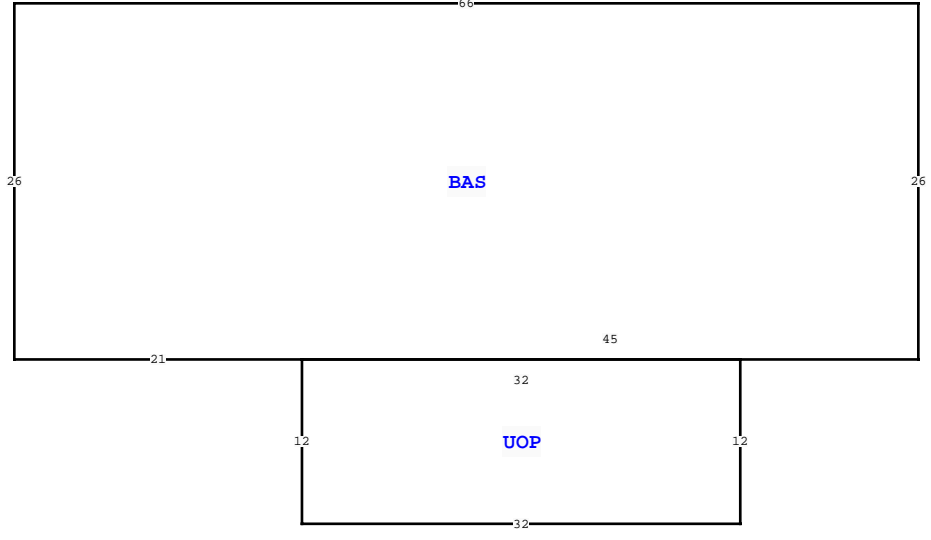
HARDEN KEITH/HARDEN EILEEN THERESA POWELL  
307 SE DOPPLER CT  
LAKE CITY, FL 32024

**2026**

25-4S-17-08739-013  
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| ELEMENT   |                  | BUILDING CHARACTERISTICS |       |              |                      |
|-----------|------------------|--------------------------|-------|--------------|----------------------|
| CD        | CONSTRUCTION     |                          |       |              |                      |
| 31        | VINYL SID 100    |                          |       |              |                      |
| 03        | GABLE/HIP 100    |                          |       |              |                      |
| 03        | COMP SHNGL 100   |                          |       |              |                      |
| 05        | DRYWALL 100      |                          |       |              |                      |
| 14        | CARPET 90        |                          |       |              |                      |
| 08        | SHT VINYL 10     |                          |       |              |                      |
| 03        | CENTRAL 100      |                          |       |              |                      |
| 04        | AIR DUCTED 100   |                          |       |              |                      |
|           | Bedrooms         | 3                        | 100   |              |                      |
|           | Bathrooms        | 2                        | 100   |              |                      |
| 1.        | Stories          | 1.                       | 100   |              |                      |
| 01        | CONV 100         |                          |       |              |                      |
|           | Units            | 0                        | 100   |              |                      |
| 03        | 03 100           |                          |       |              |                      |
| 01        | 01 100           |                          |       |              |                      |
| 05        | 05               |                          |       |              |                      |
| 0200      | MOBILE HOME      |                          |       |              |                      |
|           | MAP NUM          |                          | 02    |              |                      |
|           | NEIGHBORHOOD/LOC | 25417.010                | 1.00/ |              |                      |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE              | YEAR  | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS       | 1,716            | 100                      |       | 1,716        | 101,053              |
| UOP       | 384              | 25                       |       | 96           | 5,653                |
| TOTALS    | 2,100            |                          |       | 1,812        | 106,706              |

| MARKET ADJUSTMENTS |     |           |             |                   |                |      |                 |      |      |       |        |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|-----------------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB             | ECON | FNCT | NORM  | % COND |
| 0201               | 02  | 1,812     | 113.9000    | 107.07            | 194,011        | 2001 | 2001            | 0    | 0    | 45.00 | 55.00  |
| 1 MANUF 1          |     |           | 100% - 2010 | Heated Area: 1716 |                |      | HX Base Yr 2010 |      |      |       |        |



| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1  | 3 |
|---------------------------|--|--------------|---|
| VALUATION SUMMARY         |  |              |   |
| VALUATION BY              |  | STANDARD     |   |
| Tax Group: 3              |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 106,706      |   |
| TOTAL MARKET OB/XF VALUE  |  | 18,300       |   |
| TOTAL LAND VALUE - MARKET |  | 38,780       |   |
| TOTAL MARKET VALUE        |  | 163,786      |   |
| SOH/AGL Deduction         |  | 68,317       |   |
| ASSESSED VALUE            |  | 95,469       |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 51,411 |   |
| BASE TAXABLE VALUE        |  | 44,058       |   |
| TOTAL JUST VALUE          |  | 163,786      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 163,786      |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 19299      | M H         | 125 | 03/05/2002 |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1409/1227                     | 3/24/2020 | QC        | U     | I     | 11     | 100        |
| GRANTOR: KEITH HARDEN & JAMES |           |           |       |       |        |            |
| GRANTEE: KEITH HARDEN & EILE  |           |           |       |       |        |            |
| 1174/0499                     | 5/22/2009 | WD        | U     | I     | 12     | 92,500     |
| GRANTOR: FLORIDA CREDIT UNION |           |           |       |       |        |            |
| GRANTEE: KEITH HARDEN & JAME  |           |           |       |       |        |            |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/06/2026 | MLU     |

| 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                  | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | 1.00     | UT    | 0.00           | 100       | 2005    | 2005        | 3 | 100    | 500             |       |
| 2                  | 0030       | BARN, MT    | 0       | 100 | 30 | 40    | 1,200.00 | UT    | 9.00           | 100       | 2012    | 2012        | 3 | 100    | 10,800          |       |
| 3                  | 9945       | Well/Sept   | 0       | 100 | 0  | 0     | 1.00     | UT    | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| TOTAL OB/XF 18,300 |            |             |         |     |    |       |          |       |                |           |         |             |   |        |                 |       |

**BUILDING DIMENSIONS**  
BAS= W66 S26 E21 UOP= S12 E32 N12 W32\$ E45 N26\$.

| 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               | 100 |     | 00       | 0.00  | 0.00  | 2.77        | AC          |     | 1.00     | 1.00   | 1.00    | 14,000.00  | 14,000.00      | 38,780     |                             |      |         |      |     |    |        |