

COMM NE COR OF SW1/4, RUN S 625.
 CONT S 165.08 FT, W 1315.25 FT,
 1315.59 TO POB, EX RD. (A PART O

CONLEY MAVIS J
 538 SW KOONVILLE AVE
 LAKE CITY, FL 32024

2026

26-3S-15-00264-000

| 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 | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 26315.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,356 | 100 | |
| TOTALS | 2,356 | | 2,356 148,670 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------|-----------|-------------|----------------|-----------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 2 | MANUF | 1 | 100% | - 2026 | | | | | | | | |
| Heated Area: 2356 | | | | | HX Base Yr 2026 | | | | | | | |
| <div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>76</p> <p>31</p> <p>BAS</p> <p>31</p> <p>20</p> <p>56</p> </div> | | | | | | | | | | | | |
| BLD DATE XF DATE INC DATE | | | | | | | | | | | | |
| LGL DATE LAND DATE AG DATE | | | | | | | | | | | | |
| 04/22/2026 MLU | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|--------------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 148,670 | | | |
| TOTAL MARKET OB/XF VALUE | 20,050 | | | |
| TOTAL LAND VALUE - MARKET | 52,416 | | | |
| TOTAL MARKET VALUE | 201,416 | | | |
| SOH/AGL Deduction | 133,727 | | | |
| ASSESSED VALUE | 67,689 | | | |
| TOTAL EXEMPTION VALUE | HX HB SX WX 67,689 | | | |
| BASE TAXABLE VALUE | 0 | | | |
| TOTAL JUST VALUE | 221,136 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 226,204 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 31633 | M H | 375 | 12/09/2013 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1534/1147 | 2/15/2025 | LE U | | I | 14 | 100 |
| GRANTOR: JERRARD DARREN | | | | | | |
| GRANTEE: CONELY MAVIS J (ENH | | | | | | |
| 1532/769 | 1/23/2025 | LE U | | I | 14 | 225,000 |
| GRANTOR: JERRARD DARREN | | | | | | |
| GRANTEE: CONLEY MAVIS J (ENH | | | | | | |

| 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 | 20 | 25 | | | 8.00 | 100 | 2013 | 2013 | 3 | 100 | 4,000 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | | 1,200.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | | | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 3,600 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | | | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,000 | |
| 6 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | | | 6,500.00 | 50 | 2025 | 2024 | | 50 | 3,250 | |
| TOTALS | | | | | | | | | | | | | 20,050 | | | |

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

| BUILDING DIMENSIONS |
|---------------------------------------|
| BAS=[ORIG=0,0] W76 S31 E20 E56 N31 \$ |

| 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 | | A-1 | 0.00 | 0.00 | 3.02 | AC | | 1.00 | 1.00 | 0.90 | 12,000.00 | 10,800.00 | 32,616 | | | | | | | | |
| 2 | 5910 | A | SWAMP/CYPRES | 0 | | | | | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 80 | | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | | | 2.00 | AC | | 1.00 | 1.00 | 0.90 | 11,000.00 | 9,900.00 | 19,800 | | | | | | | | |