E1/2 OF NW1/4 & NE1/4 OF SW1/4
EX 13.33 AC OFF S SIDE & S1/2
OF NE1/4 & COMM AT NW CORN OF

THOMAS DALE ROBERTS
287 NE BUCKMASTER GLN
LAKE CITY, FL 32055

**2027**

**28-2S-17-04774-000**

## BUILDING CHARACTERISTICS

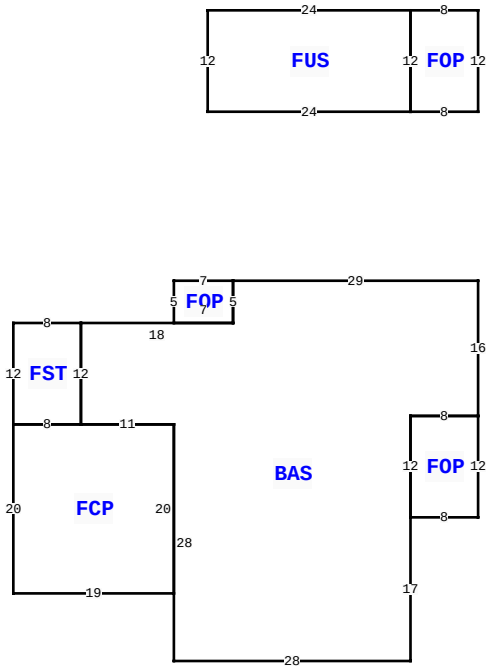
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 28217.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,485 | 100 | | 1,485 | 125,270 |
| FCP | 380 | 25 | | 95 | 8,014 |
| FOP | 35 | 30 | | 10 | 844 |
| FOP | 96 | 30 | | 29 | 2,447 |
| FOP | 96 | 30 | | 29 | 2,447 |
| FST | 96 | 55 | | 53 | 4,471 |
| FUS | 288 | 100 | | 288 | 24,295 |
| TOTALS | 2,476 | | | 1,989 | 167,786 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,989 | 117.9832 | 129.78 | 258,132 | 1987 | 1987 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1773 HX Base Yr




480 NE HEATHER GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | 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 | 0297 | SHED CONCR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,600 | |
| 3 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 4 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2011 | 2011 | 3 | 100 | 1,200 | |
| 5 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 6 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 7 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 8 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 167,786 |
| TOTAL MARKET OB/XF VALUE | 11,900 |
| TOTAL LAND VALUE - MARKET | 514,080 |
| TOTAL MARKET VALUE | 234,317 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 234,317 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 234,317 |
| TOTAL JUST VALUE | 693,766 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 696,817 |

XFOB:3:1: SKYL MH
BLDG:2:1: SKYLINE MH
XFOB:2:1: STATLER MH
PRMT:2:1: 14X70

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 6983 | M H | 60 | 03/30/1993 |
| 6833 | M H | 60 | 02/09/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1239/0739 | 7/02/2012 | PB | U | V | 11 | 100 |
| GRANTOR: DALE ROBERTS THOMAS ( | | | | | | |
| GRANTEE: DALE ROBERTS THOMAS | | | | | | |
| 1041/1502 | 3/21/2005 | WD | Q | V | 03 | 100 |
| GRANTOR: ALBRITTON | | | | | | |
| GRANTEE: THOMAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W29 FOP= W7 S5 E7 N5$ S5 W18 FST= W8 S12 E8 N12$ S12 FCP= W8 S20 E19 N20 W11$ E11 S28 E28 N17 FOP= E8 N12 W8 S12$ N12 E8 N16$ PTR=N20 FOP= N12 W8 FUS= W24 S12 E24N12$ S12 E8 $ S20$.

## LAND DESCRIPTION

TOTAL OB/XF 11,900

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 2,800 | | | | | | | |
| 2 | 5700 | A | TIMBER 4 | 0 | | A-1 | 0.00 | 0.00 | 9.66 | AC | | 1.00 | 1.00 | 1.00 | 227.00 | 227.00 | 2,193 | | | | | | | |
| 3 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 15.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 4,215 | | | | | | | |
| 4 | 5910 | A | SWAMP/CYPRES | 0 | | A-1 | 0.00 | 0.00 | 16.00 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 640 | | | | | | | |
| 5 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 139.94 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 39,183 | | | | | | | |
| 6 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 180.60 | AC | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 505,680 | | | | | | | |

REVIEW DATE 08/04/2015 BY DF Total Acres: 183.60 Total Land Value: 54,631 Market: 505,680 Agricultural: 46,231 Common: 8,400 PRINTED 11/17/2026 BY SYS

E1/2 OF NW1/4 & NE1/4 OF SW1/4
EX 13.33 AC OFF S SIDE & S1/2
OF NE1/4 & COMM AT NW CORN OF

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287 NE BUCKMASTER GLN
LAKE CITY, FL 32055

**2027**

**28-2S-17-04774-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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|---|---|---|---|
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 28217.00 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2025 MLU |
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## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

### VALUATION SUMMARY

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| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 234,317 |
| TOTAL JUST VALUE | 693,766 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 696,817 |

PRMT:1:1: 36X56 1993

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
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| 1041/1502 | 3/21/2005 | WD | Q | V | 03 | 100 |
| GRANTOR: ALBRITTON | | | | | | |
| GRANTEE: THOMAS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 2,800.00 | 2,800.00 | 5,600 | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 08/04/2015 BY DF Total Acres: 183.60 Total Land Value: 54,631 Market: 505,680 Agricultural: 46,231 Common: 8,400 PRINTED 11/17/2026 BY SYS