COMM AT NW COR OF MAGNOLIA HILLS
FT, E 700 FT, N 200 FT, E 562.46
FT, W 1278.04 FT TO POB.

FIVE ASH FOREST LLC
337 SW TOMPKINS ST
LAKE CITY, FL 32024

2027

28-3S-16-02376-000

BUILDING CHARACTERISTICS

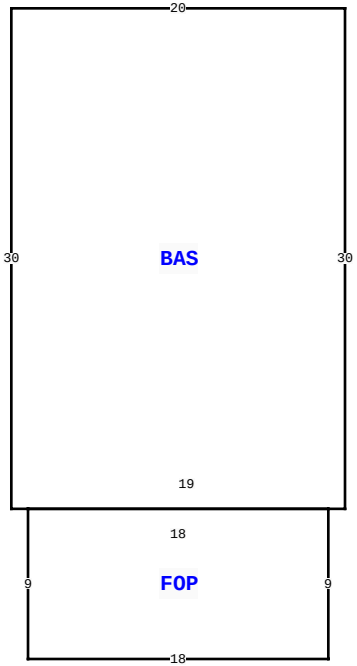
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Quality	03	03
DOR CODE	5028	IMP AG/MH/PARKING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	18,033
FOP	162	30		49	1,473
TOTALS	762			649	19,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	649	81.2322	60.11	39,011	1960	1960	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 600 HX Base Yr



355 NW TURNBERRY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	231,147
TOTAL MARKET OB/XF VALUE	257,672
TOTAL LAND VALUE - MARKET	270,000
TOTAL MARKET VALUE	656,521
SOH/AGL Deduction	0
ASSESSED VALUE	656,521
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	656,521
TOTAL JUST VALUE	758,819
NCON VALUE	409,584
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056010	Mobile Home		06/30/2026
000054840	Mobile Home		01/16/2026
000052475	Roof Replacement	16,750	03/03/2025
000052056	Roof Replacement	8,100	01/14/2025
000051846	Roof Replacement	16,750	12/16/2024
000051847	Roof Replacement	12,000	12/16/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/0049	12/30/2005	WD	Q	I	01	135,100
GRANTOR: MARK AND PATTI GOODSO						
GRANTEE: FIVE ASH FOREST LLC						
1004/0584	1/07/2004	WD	Q	I		324,000
GRANTOR: NEWTON D FIVEASH						
GRANTEE: MARK S & PATTI GOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S30 E1 FOP= S9 E18 N9 W18$ E19 N30$.

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	0259	MHP HOOKUP	0	0	0	0	51.00	UT	4,300.00	4,300.00	70	2007	2007	3	70	153,510	
2	0260	PAVEMENT-A	0	0	800	30	24,000.00	UT	1.85	1.85	70	2007	2007	3	70	31,080	
3	0260	PAVEMENT-A	0	0	2160	2	4,320.00	UT	1.85	1.85	70	2007	2007	3	70	5,594	
4	0260	PAVEMENT-A	0	0	9500	4	38,000.00	UT	1.85	1.85	55	2007	2007	3	55	38,665	
5	0040	BARN,POLE	0	0	27	39	1,053.00	UT	3.00	3.00	100	2007	2007	3	100	3,159	
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
8	0166	CONC,PAVMT	0	0	20	54	1,080.00	UT	2.00	2.00	100	2021	2020		100	2,160	
9	0210	GARAGE U	0	0	24	22	1.00	UT	8,384.00	8,384.00	100	2021	2020		100	8,384	
10	0166	CONC,PAVMT	0	0	24	15	1.00	UT	720.00	720.00	100	2021	2020		100	720	

TOTAL OB/XF 245,272

LAND DESCRIPTION

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	2810	C	MH PARK	0		RMH-P	0.00	0.00	21.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	161,250							
2	5500	A	TIMBER 2	0		00	0.00	0.00	14.50	AC		1.00	1.00	1.00	445.00	445.00	6,452							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	14.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	108,750							

REVIEW DATE 03/20/2026 BY robin Total Acres: 36.00 Total Land Value: 167,702 Market: 108,750 Agricultural: 6,452 Common: 161,250 PRINTED 11/17/2026 BY SYS

COMM AT NW COR OF MAGNOLIA HILLS
FT, E 700 FT, N 200 FT, E 562.46
FT, W 1278.04 FT TO POB.

FIVE ASH FOREST LLC
337 SW TOMPKINS ST
LAKE CITY, FL 32024

2027

28-3S-16-02376-000

BUILDING CHARACTERISTICS

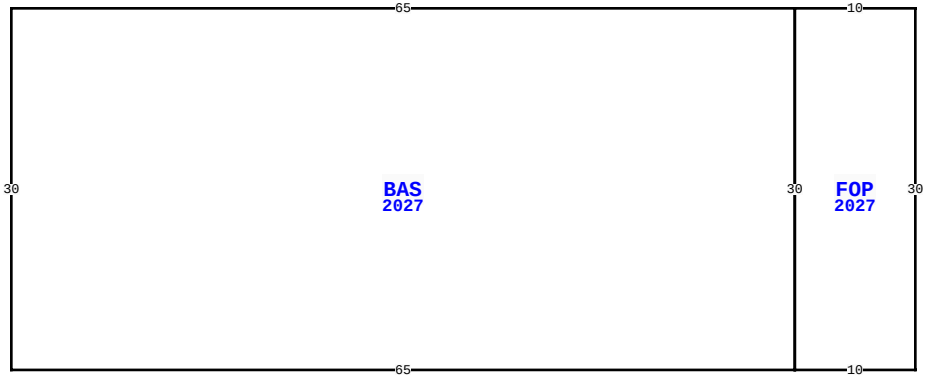
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5028	IMP AG/MH/PARKING
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2027	1,950	200,827
FOP	300	35	2027	105	10,813
TOTALS	2,250			2,055	211,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,055	113.0000	105.09	215,960	2026	2026	0	0	0	2.00	98.00

2 MANUF 1 0% - 2027 Heated Area: 1950 HX Base Yr



355 NW TURNBERRY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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
11	0169	FENCE/WOOD	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2023	2022		100	10,000	
12	0166	CONC,PAVMT	0	0	0	0	1.00	UT	2,400.00	2,400.00	100	2024	2023		100	2,400	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	656,521
TOTAL JUST VALUE	758,819
NCON VALUE	409,584
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051541	Roof Replacement	12,825	11/18/2024
000050903	Mobile Home		09/25/2024
000048907	Mobile Home		12/22/2023
000048908	Mobile Home		12/22/2023
000048444	Mobile Home		10/18/2023
000048355	Mobile Home		10/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1070/0049	12/30/2005	WD	Q	I	01	135,100
GRANTOR: MARK AND PATTI GOODSO						
GRANTEE: FIVE ASH FOREST LLC						
1004/0584	1/07/2004	WD	Q	I		324,000
GRANTOR: NEWTON D FIVEASH						
GRANTEE: MARK S & PATTI GOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=16,13] E65 S30 W65 N30 $
FOP=[YR=2027;ORIG=81,13] E10 S30 W10 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 12,400

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

REVIEW DATE 03/20/2026 BY robin Total Acres: 36.00 Total Land Value: 167,702 Market: 108,750 Agricultural: 6,452 Common: 161,250 PRINTED 11/17/2026 BY SYS