

LOT 11 MAGNOLIA HILLS S/D.  
805-1554, 893-953, 905-335, 959-

10898 JGPM LLC  
9 OLD STATE ROAD  
KEY LARGO, FL 33037

**2026**

28-3S-16-02377-111  
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION   |       |
|--------------------------|------------------|----------------|-------|
| ELEMENT                  | CD               |                |       |
| Exterior Wall            | 31               | VINYL SID 80   |       |
| Exterior Wall            | 26               | ALM SIDING 20  |       |
| Roof Structure           | 03               | GABLE/HIP 100  |       |
| Roof Cover               | 14               | PREFIN MT 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                 |                  | 4 100          |       |
| Bathrooms                |                  | 2 100          |       |
| Stories                  | 1.               | 1. 100         |       |
| Architectural Units      | 01               | CONV 100       |       |
| Condition Adj            | 03               | 03 100         |       |
| Kitchen Adjus            | 01               | 01 100         |       |
| Quality                  | 05               | 05             |       |
| DOR CODE                 | 0200             | MOBILE HOME    |       |
| MAP NUM                  |                  | MKT AREA       | 06    |
| NEIGHBORHOOD/LOC         | 28316.060        | 1.00/          |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR  |
| BAS                      | 1,620            | 100            |       |
| TOTALS                   | 1,620            |                | 1,620 |

| MARKET ADJUSTMENTS |       |           |             |                |                   |     |            |      |      |      |        |
|--------------------|-------|-----------|-------------|----------------|-------------------|-----|------------|------|------|------|--------|
| TYPE               | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB        | ECON | FNCT | NORM | % COND |
| 1                  | MANUF | 1         | 0%          | - 2026         | Heated Area: 1620 |     | HX Base Yr |      |      |      |        |
|                    |       |           |             |                |                   |     |            |      |      |      |        |
| TOTALS             | 1,620 |           | 1,620       | 119,789        |                   |     |            |      |      |      |        |

| COLUMBIA COUNTY PROPERTY  |  | PAGE 1 of 1 | 2 |
|---------------------------|--|-------------|---|
| VALUATION BY              |  | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |  | 119,789     |   |
| TOTAL MARKET OB/XF VALUE  |  | 9,950       |   |
| TOTAL LAND VALUE - MARKET |  | 22,500      |   |
| TOTAL MARKET VALUE        |  | 152,239     |   |
| SOH/AGL Deduction         |  | 0           |   |
| ASSESSED VALUE            |  | 152,239     |   |
| TOTAL EXEMPTION VALUE     |  | 0           |   |
| BASE TAXABLE VALUE        |  | 152,239     |   |
| TOTAL JUST VALUE          |  | 152,239     |   |
| NCON VALUE                |  | 0           |   |
| INCOME VALUE              |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 151,157     |   |

| 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 |
| 1558/1948                    | 1/16/2026  | WD        | U     | I     | 12     | 87,400     |
| GRANTOR: SERVBANK, SB        |            |           |       |       |        |            |
| GRANTEE: 10898 JGPM LLC      |            |           |       |       |        |            |
| 1553/545                     | 10/30/2025 | CT        | U     | I     | 18     | 40,100     |
| GRANTOR: JETER TYLER BRANDON |            |           |       |       |        |            |
| GRANTEE: SERVBANK, SB        |            |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |                |           |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1              | 0190       | FPLC PF     | 0   | 0   | 0 | 0 | 1.00  | UT | 1,200.00 | 1,200.00       | 100       |
| 2              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |
| 4              | 0080       | DECKING     | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       |
| TOTALS         |            |             |     |     |   |   |       |    |          |                |           |

| TOTAL OB/XF                   |  |           |  |            |  |     |  |  |  |  |  |
|-------------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|
| 9,950                         |  |           |  |            |  |     |  |  |  |  |  |
| 123 NW ETHELIND CT, LAKE CITY |  |           |  |            |  |     |  |  |  |  |  |
| BLD DATE                      |  | LGL DATE  |  | 04/14/2026 |  | MLU |  |  |  |  |  |
| XF DATE                       |  | LAND DATE |  |            |  |     |  |  |  |  |  |
| INC DATE                      |  | AG DATE   |  |            |  |     |  |  |  |  |  |

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

| BUILDING DIMENSIONS     |
|-------------------------|
| BAS= W60 S27 E60 N27\$. |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 0200     | C   | MBL HM               | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        | 1.00 |
| TOTALS           |          |     |                      |     |     |          |       |       |             |           |      |