

BEG AT SE COR OF NW1/4 OF SE1/4,
 FT, SW 200 FT, SE 100 FT, SW 584
 471.52 FT TO S LINE OF NW1/4 OF

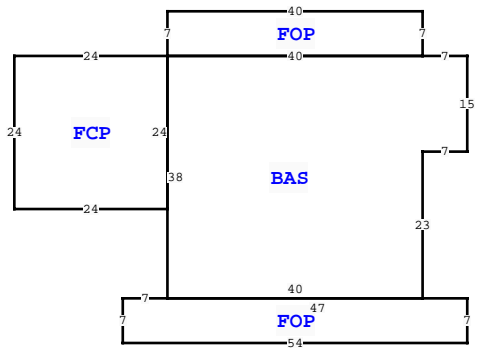
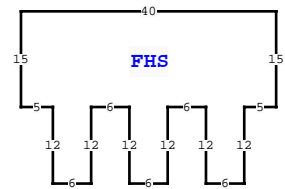
FENDER JANETTE RENE
 387 SW SELLER WAY
 LAKE CITY, FL 32025

2026

28-4S-17-08802-000

| ELEMENT | CD | CONSTRUCTION |
|---------------------|----|-------------------|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 15 | HARDTILE 80 |
| Interior Floor | 14 | CARPET 20 |
| 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 |
| Architectural Units | 05 | CONV 100 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 2,456 | 112.5120 | 126.01 | 309,481 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 | | |
| 1 SINGLE FAM 100% - 2019 Heated Area: 2441 HX Base Yr 2019 | | | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 05 | 05 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 02 | | | |
| NEIGHBORHOOD/LOC | 28417.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,625 | 100 | | 1,625 | 190,432 |
| FCP | 576 | 25 | | 144 | 16,875 |
| FHS | 816 | 60 | | 490 | 57,423 |
| FOP | 280 | 30 | | 84 | 9,844 |
| FOP | 378 | 30 | | 113 | 13,242 |
| TOTALS | 3,675 | | | 2,456 | 287,817 |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|--|--|-------------|---|
| VALUATION BY | | | STANDARD | |
| Tax Group: 2 | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 287,817 | |
| TOTAL MARKET OB/XF VALUE | | | 7,000 | |
| TOTAL LAND VALUE - MARKET | | | 105,000 | |
| TOTAL MARKET VALUE | | | 399,817 | |
| SOH/AGL Deduction | | | 168,281 | |
| ASSESSED VALUE | | | 231,536 | |
| TOTAL EXEMPTION VALUE | | | 51,411 | |
| BASE TAXABLE VALUE | | | 180,125 | |
| TOTAL JUST VALUE | | | 399,817 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 376,662 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 38259 | M H | 533 | 06/20/2019 |
| 36714 | SFR | 1,249 | 05/10/2018 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1534/507 | 2/11/2025 | QC | U | I | 11 | 100 |

GRANTOR: HAGLER ERIC C
 GRANTEE: FENDER JANETTE RENE
 1357/0916 4/06/2018 WD Q V 03 66,800
 GRANTOR: RAY & DOTTIE L SHAW
 GRANTEE: ERIC C & JANETTE F

| 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT 7,000.00 | 7,000.00 | 100 | | 3 | 100 | 7,000 | |

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

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

BUILDING DIMENSIONS
 FHS=[ORIG=0,-30] N12 E5 N15 W40 S15 E5 S12 E6 N12 E6 S12 E6 N12 E6 S12 E6 \$BAS=[ORIG=0,0] W7 W40 S38 E40 N23 E7 N15 \$FCP=[ORIG=-47,0] W24 S24 E24 N24 \$FOP=[ORIG=-47,38] W7 S7 E54 N7 W47 \$FOP=[ORIG=-7,0] N7 W40 S7 E40 \$.

| 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 | 0100 | C | SFR | 100 | | | 0.00 | 0.00 | 10.50 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 105,000 | | | | | | | |