THAT PART OF SW1/4 OF SE1/4 AS L
SPRADLEY RD & NW1/4 OF SE1/4 & E
IN WD 1493-1391 & THAT PART OF T

ES FRANKLIN LLC
676 PONTE VEDRA BLVD
PONTE VEDRA, FL 32082

2027

29-1S-17-04597-000

BUILDING CHARACTERISTICS

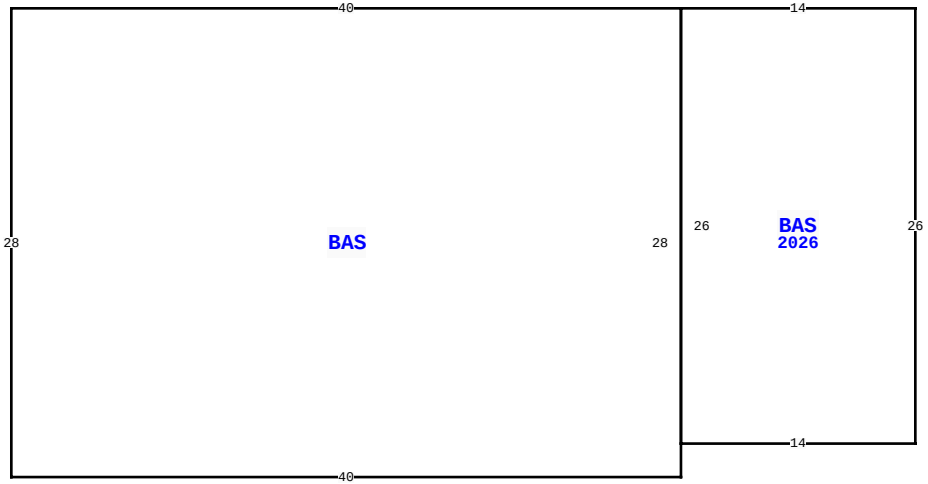
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	51,892
BAS	364	100	2026	364	16,865
TOTALS	1,484			1,484	68,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,484	64.8000	71.28	105,780	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1484 HX Base Yr



921 NW SPRADLEY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0210	GARAGE U	0	0	30	40	1,200.00	UT	20.00	20.00	100	2004	2004	3	100	24,000	
3	0264	PRCH,FSP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	
5	0280	POOL R/CON	0	0	16	32	512.00	UT	70.00	70.00	100	2026	2025		98	35,123	
6	0080	DECKING	0	0	0	0	958.00	UT	8.00	8.00	100	2026	2025		100	7,664	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	68,757
TOTAL MARKET OB/XF VALUE	69,487
TOTAL LAND VALUE - MARKET	228,130
TOTAL MARKET VALUE	182,658
SOH/AGL Deduction	0
ASSESSED VALUE	182,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,658
TOTAL JUST VALUE	366,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,628

LAND:5:1: JOINS RE #04597-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050641	Additions	124,400	08/23/2024
22437	STORAGE	192	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/1393	6/01/2023	WD	U	V	31	6,900
GRANTOR: THOMAS TRAVIS N						
GRANTEE: ES FRANKLIN LLC						
1454/191	12/01/2021	WD	U	I	11	100
GRANTOR: D PROPERTIES LLC						
GRANTEE: ES FRANKLIN LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 S28 E40 N28 $
BAS=[YR=2026;ORIG=0,0] E14 S26 W14 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 69,487

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	0200	C	MBL HM	0			0.00	0.00	5.72	AC		1.00	1.00	1.00	3,500.00	3,500.00	20,020							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	36.86	AC		1.00	1.00	1.00	445.00	445.00	16,403							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	12.60	AC		1.00	1.00	1.00	281.00	281.00	3,541							
4	5500	A	TIMBER 2	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	445.00	445.00	4,450							
5	9910	M	MKT.VAL.AG	0					36.86	AC		1.00	1.00	1.00	3,500.00	3,500.00	129,010							
6	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.60	AC		1.00	1.00	1.00	3,500.00	3,500.00	44,100							

REVIEW DATE 06/03/2025 BY chuck Total Acres: 65.18 Total Land Value: 44,414 Market: 208,110 Agricultural: 24,394 Common: 20,020 PRINTED 11/16/2026 BY SYS

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2027

29-1S-17-04597-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29117.00	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	04/11/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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TOTAL LAND VALUE - MARKET	228,130
TOTAL MARKET VALUE	182,658
SOH/AGL Deduction	0
ASSESSED VALUE	182,658
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182,658
TOTAL JUST VALUE	366,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	367,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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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

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	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	35,000							

REVIEW DATE 06/03/2025 BY chuck Total Acres: 65.18 Total Land Value: 44,414 Market: 208,110 Agricultural: 24,394 Common: 20,020 PRINTED 11/16/2026 BY SYS