

BEG 418.02 FT W OF NE COR OF SE1
S 398.39 FT TO NE R/W US-27, NW
FT, E 437.40 FT TO POB.

K2 DEVELOPMENT LLC
792 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

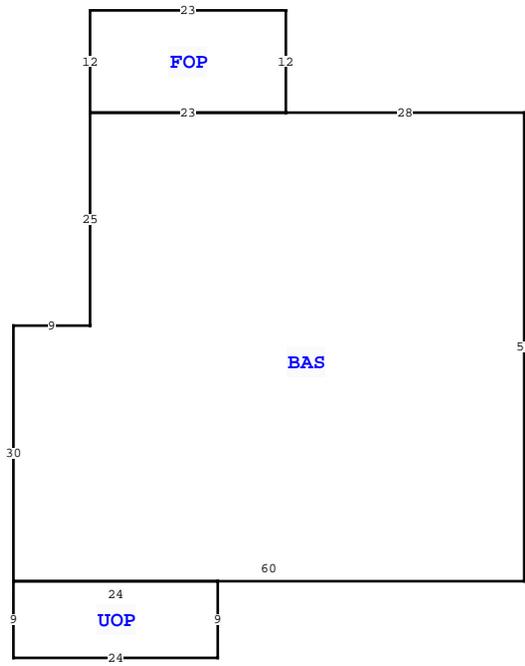
2026

29-6S-16-03969-005



| BUILDING CHARACTERISTICS | |
|--------------------------|---------------------|
| ELEMENT | CD |
| Exterior Wall | 25 MOD METAL 60 |
| Exterior Wall | 16 WD FR STUC 40 |
| Roof Structure | 04 WOOD TRUSS 100 |
| Roof Cover | 01 MINIMUM 100 |
| Interior Wall | 04 PLYWOOD 100 |
| Interior Floor | 08 SHT VINYL 50 |
| Interior Floor | 14 CARPET 50 |
| Air Condition | 01 NONE 100 |
| Heating Type | 01 NONE 100 |
| Fixtures | 4 100 |
| Frame | 02 WOOD FRAME 100 |
| Story Height | 12 100 |
| RMS | 1 100 |
| Stories | 1. 1. 100 |
| Units | 0 100 |
| Condition Adj | 01 01 100 |
| Quality | 03 03 |
| DOR CODE | 1100 STORES/1 STORY |
| MAP NUM | 02 |
| NEIGHBORHOOD/LOC | 29616.00 1.00/ |
| AREA TYPE | TOTAL GROSS AREA |
| BAS | 3,075 |
| FOP | 276 |
| UOP | 216 |
| TOTALS | 3,567 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|----|------|--------|------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND | | |
| 1 | STORE RETL | 0% | - 2023 | | Heated Area: 3075 | | | | | | | | HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 58,486 |
| TOTAL MARKET OB/XF VALUE | | | 14,357 |
| TOTAL LAND VALUE - MARKET | | | 57,600 |
| TOTAL MARKET VALUE | | | 130,443 |
| SOH/AGL Deduction | | | 4,384 |
| ASSESSED VALUE | | | 126,059 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 126,059 |
| TOTAL JUST VALUE | | | 130,443 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 121,903 |

| 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 |
| 1464/201 | 4/05/2022 | WD | U | I | 37 | 155,000 |
| GRANTOR: WOOSTER ROBERT E | | | | | | |
| GRANTEE: K2 DEVELOPMENT LLC | | | | | | |
| 1068/0766 | 12/15/2005 | WD | Q | I | | 135,000 |
| GRANTOR: MAYER | | | | | | |
| GRANTEE: WOOSTER | | | | | | |

| EXTRA FEATURES | |
|----------------|------------|
| L N | OB/XF CODE |
| 1 | 0040 |
| 2 | 0020 |
| 3 | 9945 |
| 4 | 0020 |
| 5 | 0294 |
| 6 | 0260 |
| 7 | 0296 |
| 8 | 0296 |
| 9 | 0255 |
| 10 | 0296 |

| 9429 SW US HIGHWAY 27 , FORT WHITE | | | | | | | | | | | | | | | | |
|------------------------------------|------------|-------------|---------|---|----|-------|--------|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0040 | BARN, POLE | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0020 | BARN, FR | 0 | 0 | 20 | 66 | 1.00 | UT | 3,500.00 | 50 | 1993 | 1993 | 3 | 50 | 1,750 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0020 | BARN, FR | 0 | 0 | 20 | 66 | 1.00 | UT | 3,500.00 | 50 | 1993 | 1993 | 3 | 50 | 1,750 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 10 | 14 | 140.00 | UT | 7.50 | 50 | 1993 | 1993 | 3 | 50 | 525 | |
| 6 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 7 | 0296 | SHED METAL | 0 | 0 | 8 | 10 | 80.00 | UT | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 200 | |
| 8 | 0296 | SHED METAL | 0 | 0 | 12 | 14 | 168.00 | UT | 5.00 | 50 | 0 | 0 | 3 | 50 | 420 | |
| 9 | 0255 | MBL HOME S | 0 | 0 | 12 | 46 | 552.00 | UT | 1.00 | 100 | 1993 | 1993 | 3 | 100 | 552 | |
| 10 | 0296 | SHED METAL | 0 | 0 | 8 | 10 | 80.00 | UT | 7.00 | 100 | 2005 | 2005 | 3 | 100 | 560 | |
| TOTAL OB/XF | | | | | | | | | | | | | | 13,457 | | |

| LAND DESCRIPTION | |
|------------------|----------|
| L N | USE CODE |
| 1 | 0200 |
| 2 | 1100 |

| 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 | 0200 | C | MBL HM | 0 | | CG | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.80 | 16,000.00 | 28,800.00 | 28,800 | | | | | | | |
| 2 | 1100 | C | STORE 1FLR | 0 | | CG | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.80 | 16,000.00 | 28,800.00 | 28,800 | | | | | | | |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS= W28 FOP= N12 W23 S12 E23\$ W23 S25 W9 S30 UOP= S9 E24 N9 W24\$ E60 N55 \$. | |

BEG 418.02 FT W OF NE COR OF SE1
S 398.39 FT TO NE R/W US-27, NW
FT, E 437.40 FT TO POB.

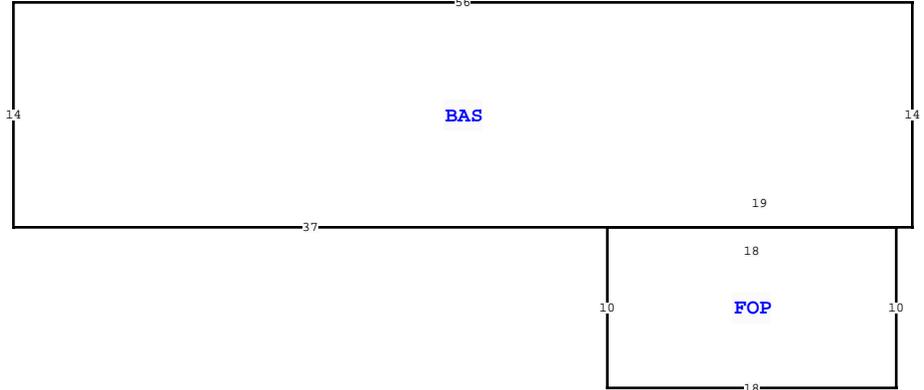
K2 DEVELOPMENT LLC
792 SW BASCOM NORRIS DR
LAKE CITY, FL 32025

2026

29-6S-16-03969-005
1100 STORES/1 STORY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|---------------------|--------------|------------|
| ELEMENT | CD | | |
| Exterior Wall | 03 | BELOW AVG. | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 01 | MINIMUM | 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 | | 2 | 100 |
| Bathrooms | | 1 | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 1100 STORES/1 STORY | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 29616.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 784 | 100 | |
| FOP | 180 | 35 | |
| TOTALS | 964 | | 847 17,462 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0800 | 02 | 847 | 81.8100 | 51.54 | 43,654 | 1984 | 1984 | 0 | 0 | 60.00 | 40.00 |
| 2 MOBILE HME 0% - 2023 Heated Area: 784 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 2 of 2 | 3 |
|---------------------------|--|-------------|----------|
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| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 58,486 |
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| TOTAL MARKET VALUE | | | 130,443 |
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| ASSESSED VALUE | | | 126,059 |
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| TOTAL JUST VALUE | | | 130,443 |
| NCON VALUE | | | 0 |
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| SALES DATA | | | | | | |
|-----------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1464/201 | 4/05/2022 | WD | U | I | 37 | 155,000 |
| GRANTOR: WOOSTER ROBERT E | | | | | | |
| GRANTEE: K2 DEVELOPMENT LLC | | | | | | |
| 1068/0766 | 12/15/2005 | WD | Q | I | | 135,000 |
| GRANTOR: MAYER | | | | | | |
| GRANTEE: WOOSTER | | | | | | |

| 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 | |
| 11 | 0166 | CONC, PAVMT | 0 | 0 | 12 | 30 | | 2.50 | 100 | 2005 | 2005 | 3 | 100 | 900 | | |
| 9429 SW US HIGHWAY 27 , FORT WHITE | | | | | | | | | | | | BLD DATE | | LGL DATE | 05/06/2026 | MLU |
| | | | | | | | | | | | | XF DATE | | LAND DATE | | |
| | | | | | | | | | | | | INC DATE | | AG DATE | | |
| TOTALS | | | | | | | | | | | | 964 | | 847 | 17,462 | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W56 S14 E37 FOP= S10 E18 N10 W18 E19 N14\$. | | | | | | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | | | | | | | | | |