

5 AC IN A SQUARE IN NE COR OF  
SW1/4 OF NW1/4 AS LIES W OF  
OLD WHITE SPRINGS RD.

BRADLEY GLORIA NEWSOME MCINTOSH/WILSON BETTY JONES  
1908 NW COMBS TER  
LAKE CITY, FL 32055

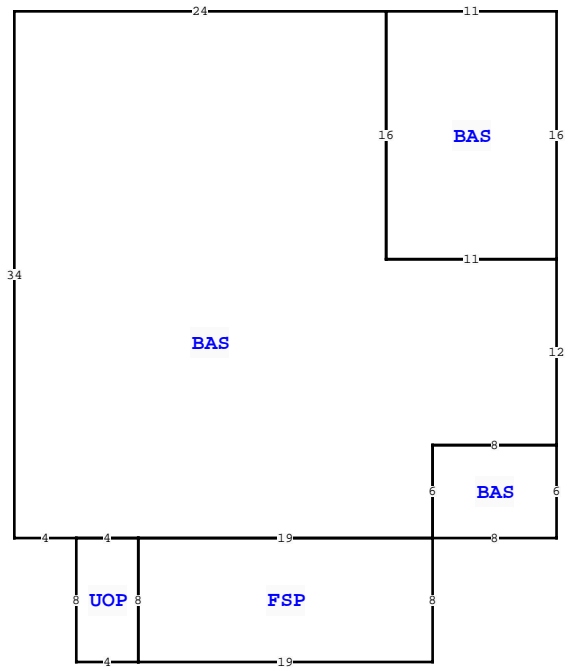
2026

30-2S-16-01791-001



| BUILDING CHARACTERISTICS |                        | CONSTRUCTION   |      |
|--------------------------|------------------------|----------------|------|
| ELEMENT                  | CD                     |                |      |
| Exterior Wall            | 08                     | WD OR PLY 100  |      |
| Roof Structur            | 03                     | GABLE/HIP 100  |      |
| Roof Cover               | 01                     | MINIMUM 100    |      |
| Interior Wall            | 05                     | DRYWALL 100    |      |
| Interior Floo            | 08                     | SHT VINYL 100  |      |
| Air Condition            | 02                     | WINDOW 100     |      |
| Heating Type             | 02                     | CONVECTION 100 |      |
| Bedrooms                 |                        | 4 100          |      |
| Bathrooms                |                        | 2 100          |      |
| Frame                    | 01                     | NONE 100       |      |
| Stories                  | 1.                     | 1. 100         |      |
| Architectual             | 05                     | CONV 100       |      |
| Units                    |                        | 0 100          |      |
| Condition Adj            | 03                     | 03 100         |      |
| Kitchen Adjus            | 01                     | 01 100         |      |
| Quality                  | 03                     | 03             |      |
| DOR CODE                 | 0102 SFRES/MOBILE HOME |                |      |
| MAP NUM                  |                        | MKT AREA       | 03   |
| NEIGHBORHOOD/LOC         | 30216.00 1.00/         |                |      |
| AREA TYPE                | TOTAL GROSS AREA       | PCT OF BASE    | YEAR |
| BAS                      | 48                     | 100            |      |
| BAS                      | 176                    | 100            |      |
| BAS                      | 966                    | 100            |      |
| FSP                      | 152                    | 40             |      |
| UOP                      | 32                     | 20             |      |
| TOTALS                   | 1,374                  |                |      |

| MARKET ADJUSTMENTS |            |           |             |                   |                 |     |     |      |      |      |        |  |
|--------------------|------------|-----------|-------------|-------------------|-----------------|-----|-----|------|------|------|--------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW  | AYB | EYB | ECON | FNCT | NORM | % COND |  |
| 1                  | SINGLE FAM | 0%        | - 2022      |                   |                 |     |     |      |      |      |        |  |
|                    |            |           |             | Heated Area: 1190 |                 |     |     |      |      |      |        |  |
|                    |            |           |             |                   | HX Base Yr 2022 |     |     |      |      |      |        |  |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 2 | 3        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 112,252  |
| TOTAL MARKET OB/XF VALUE  |           |             | 6,570    |
| TOTAL LAND VALUE - MARKET |           |             | 30,000   |
| TOTAL MARKET VALUE        |           |             | 148,822  |
| SOH/AGL Deduction         |           |             | 20,731   |
| ASSESSED VALUE            |           |             | 128,091  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 25,000   |
| BASE TAXABLE VALUE        |           |             | 103,091  |
| TOTAL JUST VALUE          |           |             | 148,822  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 141,322  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 14782      | M H         | 125 | 12/14/1998 |
| 13873      | M H         | 125 | 04/09/1998 |
| 9316       | REMODEL     | 145 | 02/01/1995 |

| SALES DATA        |      |           |       |       |        |            |
|-------------------|------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|                   |      |           |       |       |        |            |

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

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W24 S34 E4 UOP= S8 E4 N8 W4\$ E4 FSP= S8 E19 N8 W19\$E19<br>BAS= E8 N6 W8 S6\$ N6 E8 N12 BAS= N16 W11 S16 E11\$ W11N16\$. |  |

| EXTRA FEATURES |            | 1908 NW COMBS TER, LAKE CITY |         |
|----------------|------------|------------------------------|---------|
| L N            | OB/XF CODE | DESCRIPTION                  | BLD CAP |
| 1              | 0296       | SHED METAL                   | 0 100   |
| 2              | 0296       | SHED METAL                   | 0 100   |
| 3              | 9947       | Septic                       | 0 100   |
| 4              | 0294       | SHED WOOD/                   | 0 100   |
| 5              | 9947       | Septic                       | 0 0     |

| BLD DATE | XF DATE | INC DATE | LGL DATE   | LAND DATE | AG DATE |
|----------|---------|----------|------------|-----------|---------|
|          |         |          | 05/08/2026 |           | MLU     |

| 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                | 0200     | C           | MBL HM               | 100 |     | A-1      | 0.00  | 0.00  | 2.00        | AC        |     | 1.00     | 1.00   | 1.00    | 10,000.00  | 10,000.00      | 20,000     |                             |      |         |      |     |    |        |
| 2                | 0100     | C           | SFR                  | 0   |     |          | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 10,000.00  | 10,000.00      | 10,000     |                             |      |         |      |     |    |        |

