

COMM SE COR OF NE1/4 OF NE1/4, R  
 FT, S 2361.66 FT FOR POB, N 75 D  
 S 680 FT, S 75 DG E 661 FT, N 68

RIOS DENISE M/OLEA FIDEL A  
 7313 W US HWY 90  
 LAKE CITY, FL 32055

2026

30-3S-16-02398-201



| ELEMENT          |          | CD          |     | CONSTRUCTION |  |
|------------------|----------|-------------|-----|--------------|--|
| Exterior Wall    | 32       | HARDIE BRD  | 100 |              |  |
| Exterior Wall    | 00       | N/A         | 0   |              |  |
| Roof Structure   | 08       | IRREGULAR   | 100 |              |  |
| Roof Cover       | 03       | COMP SHNGL  | 100 |              |  |
| Interior Wall    | 05       | DRYWALL     | 100 |              |  |
| Interior Floor   | 13       | LAM/VNLPK   | 100 |              |  |
| Interior Floor   | 00       | N/A         | 0   |              |  |
| Air Condition    | 03       | CENTRAL     | 100 |              |  |
| Heating Type     | 04       | AIR DUCTED  | 100 |              |  |
| Bedrooms         |          | 5           | 100 |              |  |
| Bathrooms        |          | 5           | 100 |              |  |
| Frame            | 02       | WOOD FRAME  | 100 |              |  |
| Stories          | 1.       | 1. 100      |     |              |  |
| Units            |          | 0           | 100 |              |  |
| Condition Adj    | 03       | 03          | 100 |              |  |
| Kitchen Adjus    | 01       | 01          | 100 |              |  |
| Quality          | 07       | 07          |     |              |  |
| DOR CODE         | 5000     | IMPROVED AG |     |              |  |
| MAP NUM          |          | MKT AREA    | 01  |              |  |
| NEIGHBORHOOD/LOC | 30316.00 | 1.00/       |     |              |  |

| TYPE | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 1    | SINGLE FAM | 100%      | - 2024      |                | 594,385        | 2023 | 2023 | 0    | 0    | 2.00 | 98.00  |

Heated Area: 3865 HX Base Yr 2024

| COLUMBIA COUNTY PROPERTY  |                   |           |            | PAGE 1 of 1  | 3      |            |
|---|-------------------|-----------|------------|--------------|--------|------------|
| VALUATION BY  |                   |           |            | STANDARD     |        |            |
| Tax Group: 3  |                   | Tax Dist: |            |              |        |            |
| BUILDING MARKET VALUE   |                   |           |            | 582,497      |        |            |
| TOTAL MARKET OB/XF VALUE  |                   |           |            | 17,680       |        |            |
| TOTAL LAND VALUE - MARKET   |                   |           |            | 95,000       |        |            |
| TOTAL MARKET VALUE  |                   |           |            | 613,352      |        |            |
| SOH/AGL Deduction   |                   |           |            | 0            |        |            |
| ASSESSED VALUE  |                   |           |            | 613,352      |        |            |
| TOTAL EXEMPTION VALUE   |                   |           |            | HX HB 51,411 |        |            |
| BASE TAXABLE VALUE  |                   |           |            | 561,941      |        |            |
| TOTAL JUST VALUE  |                   |           |            | 695,177      |        |            |
| NCON VALUE  |                   |           |            | 0            |        |            |
| INCOME VALUE  |                   |           |            |              |        |            |
| PREVIOUS YEAR MKT VALUE   |                   |           |            | 696,121      |        |            |
| LAND:2:1: HWY FRONTAGE.   |                   |           |            |              |        |            |
| SALE:2:1: 276.10 AC TOTAL (6 PARCELS-1 DEED)  |                   |           |            |              |        |            |
| SALE:1:1: MULT PRCLS  |                   |           |            |              |        |            |
| PERMIT NUM  | DESCRIPTION       | AMT       | ISSUED     |              |        |            |
| 000044484   | New Residential C | 510,533   | 05/19/2022 |              |        |            |
| 000042723   | Electrical Servic | 0         | 09/10/2021 |              |        |            |
| SALES DATA  |                   |           |            |              |        |            |
| OFF RECORD Number   | DATE              | TYPE INST | Q / U      | V / I        | RSN CD | SALE PRICE |
| 1428/1362   | 1/13/2021         | WD        | U          | V            | 17     | 93,000     |
| GRANTOR: HOPEFUL BAPTIST CHURC  |                   |           |            |              |        |            |
| GRANTEE: RIOS DENISE M  |                   |           |            |              |        |            |
| 1269/1238   | 2/11/2014         | WD        | U          | V            | 17     | 110,000    |
| GRANTOR: FRITZ M & MARIE FOUNT  |                   |           |            |              |        |            |
| GRANTEE: HOPEFUL BAPTIST CHU  |                   |           |            |              |        |            |
| BUILDING NOTES  |                   |           |            |              |        |            |
| BUILDING DIMENSIONS   |                   |           |            |              |        |            |
| BAS=[YR=2024;ORIG=31,-30] W15 S10 W18 N10 W16 S7 W12 S38 E23 S2 E12 N1 E11 S12 E15 N58 \$ |                   |           |            |              |        |            |
| FUS=[YR=2024;ORIG=-70,-20] W33 S23 W5 S13 E27 N9 E11 N27 \$                               |                   |           |            |              |        |            |
| FGR=[YR=2024;ORIG=-7,15] W23 S29 E12 N4 E11 N25 \$  |                   |           |            |              |        |            |
| FOP=[YR=2024;ORIG=16,16] W11 S1 W12 S8 E23 N9 \$  |                   |           |            |              |        |            |
| FOP=[YR=2024;ORIG=-2,-30] E18 S10 W18 N10 \$  |                   |           |            |              |        |            |
| PTO=[YR=2024;ORIG=-2,-36] E18 S6 W18 N6 \$  |                   |           |            |              |        |            |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,711            | 100         | 2024 | 2,711        | 365,122              |
| FGR       | 623              | 55          | 2024 | 343          | 46,195               |
| FOP       | 180              | 30          | 2024 | 54           | 7,273                |
| FOP       | 195              | 30          | 2024 | 58           | 7,812                |
| FUS       | 1,154            | 100         | 2024 | 1,154        | 155,422              |
| PTO       | 108              | 5           | 2024 | 5            | 673                  |
| TOTALS    | 4,971            |             |      | 4,325        | 582,497              |

| EXTRA FEATURES |            | 7313 W US HIGHWAY 90 , LAKE CITY |         |     |    |       |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|----------------------------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L              | 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     | UT | 1.00     | 7,000.00       | 100       | 2022    | 2021        |   | 100    | 7,000           |       |
| 2              | 0030       | BARN,MT                          | 0       | 100 | 24 | 25    | UT | 9,000.00 | 9,000.00       | 100       | 2023    | 2022        |   | 100    | 9,000           |       |
| 3              | 0166       | CONC,PAVMT                       | 0       | 100 | 0  | 0     | UT | 3.00     | 3.00           | 100       | 2024    | 2023        |   | 100    | 1,680           |       |

| BLD DATE |  | LGL DATE   |     |
|----------|--|------------|-----|
|          |  | 05/04/2026 | MLU |
| XF DATE  |  | LAND DATE  |     |
|          |  | 04/24/2023 | SPF |
| INC DATE |  | AG DATE    |     |
|          |  |            |     |

| LAND DESCRIPTION |          | TOTAL OB/XF 17,680 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 9,500.00   | 9,500.00       | 9,500      |                             |      |         |      |     |    |        |
| 2                | 5500     | A                  | TIMBER 2             | 0   |     |          |       |       | 7.00        | AC        |     | 1.00     | 1.00   | 1.00    | 445.00     | 445.00         | 3,115      |                             |      |         |      |     |    |        |
| 3                | 6200     | A                  | PASTURE 3            | 100 |     |          |       |       | 2.00        | AC        |     | 1.00     | 1.00   | 1.00    | 280.00     | 280.00         | 560        |                             |      |         |      |     |    |        |
| 4                | 9910     | M                  | MKT.VAL.AG           | 0   |     |          |       |       | 9.00        | AC        |     | 1.00     | 1.00   | 1.00    | 9,500.00   | 9,500.00       | 85,500     |                             |      |         |      |     |    |        |