

BEG SE COR OF NW1/4 OF SW1/4, S
864.33 FT, N 500 FT, E 836.50 FT
NW1/4 OF SW1/4, S TO POB, EX THE

SEABOARD AIR LINE RAILROAD CO
TAX DEPARTMENT J910, 500 WATER STREET
JACKSONVILLE, FL 32202

2026

30-3S-17-05856-000

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----------------------|----------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 25 | MOD METAL 100 | |
| Roof Structur | 04 | WOOD TRUSS 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 01 | MINIMUM 100 | |
| Interior Floo | 05 | ASPH TILE 100 | |
| Ceiling | 02 | F.NOT SUS 100 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Fixtures | | 2 100 | |
| Frame | 03 | MASONRY 100 | |
| Story Height | | 8 100 | |
| RMS | | 3 100 | |
| Stories | 1. | 1. 100 | |
| Condition Adj | 03 | 03 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 1700 OFFICE BLD 1STY | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 30317.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,248 | 100 | 2024 |
| TOTALS | 1,248 | | 1,248 |
| | | | 53,924 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 4900 | 04 | 1,248 | 87.1500 | 64.49 | 80,484 | 2000 | 2000 | 0 | 0 | 33.00 | 67.00 | | |
| 1 OFFICE LOW 0% - 2024 Heated Area: 1248 HX Base Yr | | | | | | | | | | | | | |
| | | | | | | | | | | | | | |
| 938 NW GWEN LAKE AVE, LAKE CITY | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|--|-------------------|---|
| VALUATION BY | | | VALUATION SUMMARY | |
| Tax Group: 1 | Tax Dist: | | STANDARD | |
| BUILDING MARKET VALUE | | | 53,924 | |
| TOTAL MARKET OB/XF VALUE | | | 38,000 | |
| TOTAL LAND VALUE - MARKET | | | 87,840 | |
| TOTAL MARKET VALUE | | | 179,764 | |
| SOH/AGL Deduction | | | 0 | |
| ASSESSED VALUE | | | 179,764 | |
| TOTAL EXEMPTION VALUE | | | 0 | |
| BASE TAXABLE VALUE | | | 179,764 | |
| TOTAL JUST VALUE | | | 179,764 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 181,374 | |

| 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 |
| | | | | | | |
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| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/09/2025 | MLU |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS=[YR=2024;ORIG=10,10] S24 E52 N24 W52 \$ | |

| 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 | 0253 | LIGHTING | 0 | 0 | 0 | 0 | 2.00 | UT | 1,000.00 | 1,000.00 | 100 | 2024 | 2023 | | 100 | 2,000 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2024 | 2023 | | 100 | 1,500 | |
| 3 | 0260 | PAVEMENT-A | 0 | 0 | 250 | 45 | 11,250.00 | UT | 2.00 | 2.00 | 100 | 2024 | 2023 | | 100 | 22,500 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 10 | 120.00 | UT | 12.00 | 12.00 | 100 | 2024 | 2023 | | 100 | 1,440 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 24 | 16 | 384.00 | UT | 15.00 | 15.00 | 100 | 2024 | 2023 | | 100 | 5,760 | |
| 6 | 0296 | SHED METAL | 0 | 0 | 40 | 8 | 320.00 | UT | 15.00 | 15.00 | 100 | 2024 | 2023 | | 100 | 4,800 | |
| TOTAL OB/XF 38,000 | | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF 38,000 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 1700 | C | 1STORY OFF | 0 | | 00 | 0.00 | 0.00 | 9.76 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 87,840 | | | | | | | |