NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

**2027**

**30-3S-17-11664-000**

## BUILDING CHARACTERISTICS

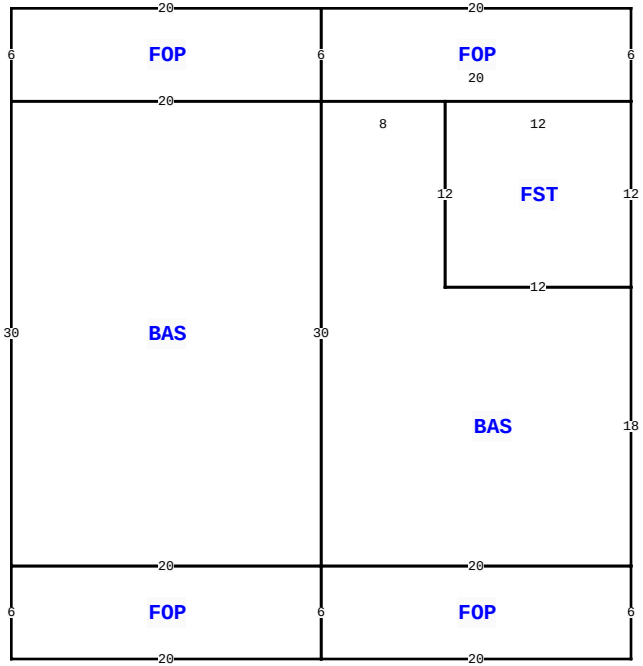
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 7500 | NON-PROFIT / ORPHANA |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | | 820317.00 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 456 | 100 | | 456 | 18,868 |
| BAS | 600 | 100 | | 600 | 24,826 |
| FOP | 120 | 30 | | 36 | 1,490 |
| FOP | 120 | 30 | | 36 | 1,490 |
| FOP | 120 | 30 | | 36 | 1,490 |
| FOP | 120 | 30 | | 36 | 1,490 |
| FST | 144 | 50 | | 72 | 2,979 |
| TOTALS | 1,680 | | | 1,272 | 52,632 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 5800 | 04 | 1,272 | 93.4500 | 50.46 | 64,185 | 2008 | 2008 | 0 | 0 | 0 | 18.00 | 82.00 |

3 REC FACIL 0% - 0 Heated Area: 1056 HX Base Yr




1102 NW WINBORN WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 9 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,297,144 |
| TOTAL MARKET OB/XF VALUE | | 95,503 |
| TOTAL LAND VALUE - MARKET | | 97,691 |
| TOTAL MARKET VALUE | | 1,490,338 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,490,338 |
| TOTAL EXEMPTION VALUE | 39 | 1,490,338 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,490,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,490,338 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 389 | MULTIFAM | 746 | 12/04/2007 |
| 388 | CHARITABLE | 772 | 12/04/2007 |
| 389 | MULTIFAM | 746 | 12/04/2007 |
| 390 | MULTIFAM | 746 | 12/04/2007 |
| 391 | MULTIFAM | 746 | 12/04/2007 |
| 392 | MULTIFAM | 746 | 12/04/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1073/1863 | 2/08/2006 | TR | Q | V | | 249,000 |
| GRANTOR: DANIEL CRAPPS AND JAN | | | | | | |
| GRANTEE: VOLUNTEERS OF AMERI | | | | | | |
| 0992/2514 | 8/25/2003 | WD | Q | V | | 58,100 |
| GRANTOR: COLUMBIA WOODS INC | | | | | | |
| GRANTEE: DANIEL CRAPPS AGENC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W20 FOP= N6 E20 S6 W20$ S30 FOP= S6 E20 N6 W20 $ E20 FOP= S6 E20 N6 W20$ BAS= E20 N18 FST= N12 FOP= N6 W20 S6 E20$ W12 S12 E12$ W12 N12 W8 S30$ N30$.

### 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 7,185.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 21,555 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 39,972.00 | UT | 1.85 | 1.85 | 100 | 2008 | 2008 | 3 | 100 | 73,948 | |

### LAND DESCRIPTION

TOTAL OB/XF 95,503

| 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 | 0800 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 9.13 | AC | | 1.00 | 1.00 | 1.00 | 10,700.00 | 10,700.00 | 97,691 | | | | | | | |

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/17/2026 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

**2027**

**30-3S-17-11664-000**

## BUILDING CHARACTERISTICS

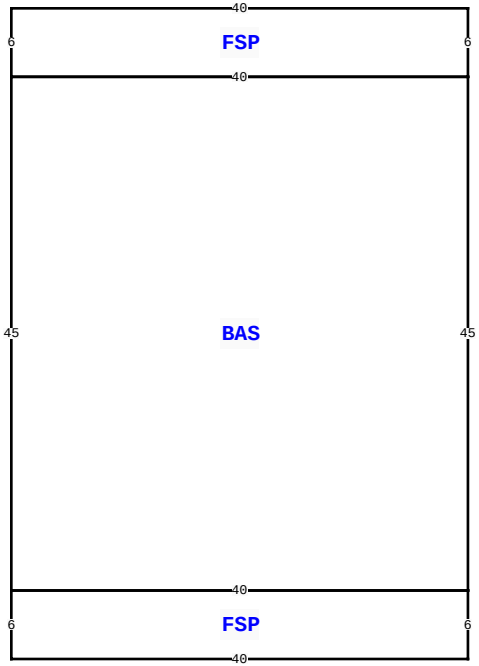
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 09 | WALL UNIT 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 4 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 7500 | NON-PROFIT / ORPHANA |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 140,570 |
| FSP | 240 | 40 | | 96 | 7,497 |
| FSP | 240 | 40 | | 96 | 7,497 |
| TOTALS | 2,280 | | | 1,992 | 155,564 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2800 | 03 | 1,992 | 108.1500 | 94.09 | 187,427 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

4 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr




1102 NW WINBORN WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 9 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,297,144 |
| TOTAL MARKET OB/XF VALUE | | 95,503 |
| TOTAL LAND VALUE - MARKET | | 97,691 |
| TOTAL MARKET VALUE | | 1,490,338 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,490,338 |
| TOTAL EXEMPTION VALUE | 39 | 1,490,338 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,490,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,490,338 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 393 | MULTIFAM | 746 | 12/04/2007 |
| 394 | MULTIFAM | 746 | 12/04/2007 |
| 395 | MULTIFAM | 746 | 12/04/2007 |
| 396 | MULTIFAM | 746 | 12/04/2007 |
| 00301 | | | |
| 00300 | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1073/1863 | 2/08/2006 | TR | Q | V | | 249,000 |
| GRANTOR: DANIEL CRAPPS AND JAN | | | | | | |
| GRANTEE: VOLUNTEERS OF AMERI | | | | | | |
| 0992/2514 | 8/25/2003 | WD | Q | V | | 58,100 |
| GRANTOR: COLUMBIA WOODS INC | | | | | | |
| GRANTEE: DANIEL CRAPPS AGENC | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/17/2026 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

**2027**

**30-3S-17-11664-000**

## BUILDING CHARACTERISTICS

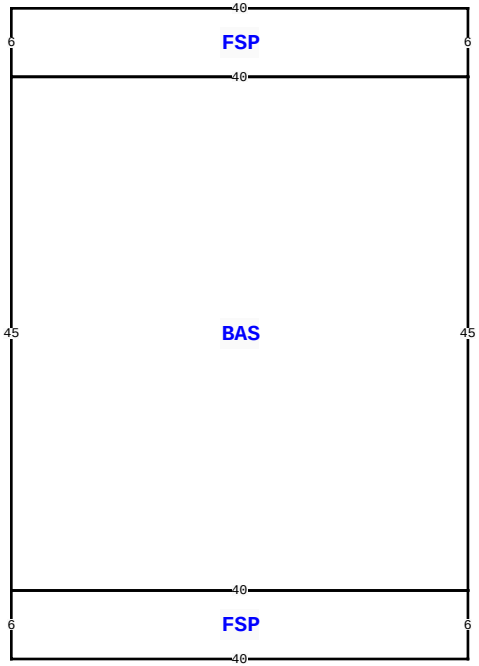
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 09 | WALL UNIT 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 4 100 |
| Quality | 05 | 05 |
| DOR CODE | 7500 | NON-PROFIT / ORPHANA |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | | 820317.00 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 140,570 |
| FSP | 240 | 40 | | 96 | 7,497 |
| FSP | 240 | 40 | | 96 | 7,497 |
| TOTALS | 2,280 | | | 1,992 | 155,564 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2800 | 03 | 1,992 | 108.1500 | 94.09 | 187,427 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

5 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr




1102 NW WINBORN WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 3 of 9 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,297,144 |
| TOTAL MARKET OB/XF VALUE | | 95,503 |
| TOTAL LAND VALUE - MARKET | | 97,691 |
| TOTAL MARKET VALUE | | 1,490,338 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,490,338 |
| TOTAL EXEMPTION VALUE | 39 | 1,490,338 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,490,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,490,338 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 00293 | | | |
| 00294 | | | |
| 00295 | | | |
| 00296 | | | |
| 00297 | | | |
| 00298 | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1073/1863 | 2/08/2006 | TR | Q | V | | 249,000 |
| GRANTOR: DANIEL CRAPPS AND JAN | | | | | | |
| GRANTEE: VOLUNTEERS OF AMERI | | | | | | |
| 0992/2514 | 8/25/2003 | WD | Q | V | | 58,100 |
| GRANTOR: COLUMBIA WOODS INC | | | | | | |
| GRANTEE: DANIEL CRAPPS AGENC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/17/2026 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

**2027**

**30-3S-17-11664-000**

## BUILDING CHARACTERISTICS

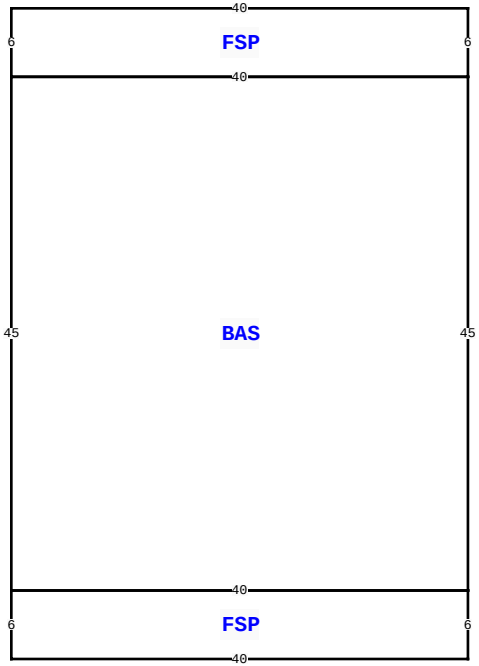
| ELEMENT | CD | CONSTRUCTION |
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| FSP | 240 | 40 | | 96 | 7,497 |
| TOTALS | 2,280 | | | 1,992 | 155,564 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2800 | 03 | 1,992 | 108.1500 | 94.09 | 187,427 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

6 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr




1102 NW WINBORN WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |
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REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/17/2026 BY SYS

## COLUMBIA COUNTY PROPERTY

PAGE 4 of 9 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,297,144 |
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| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,490,338 |
| TOTAL EXEMPTION VALUE | 39 | 1,490,338 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,490,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,490,338 |

| 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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| GRANTEE: VOLUNTEERS OF AMERI | | | | | | |
| 0992/2514 | 8/25/2003 | WD | Q | V | | 58,100 |
| GRANTOR: COLUMBIA WOODS INC | | | | | | |
| GRANTEE: DANIEL CRAPPS AGENC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45$.

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

**2027**

**30-3S-17-11664-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 100 |
| Air Condition | 09 | WALL UNIT 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 9 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 4 100 |
| Quality | 05 | 05 |

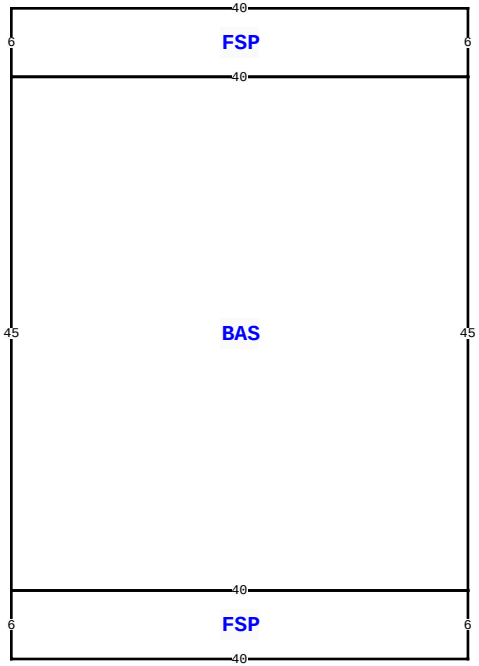
DOR CODE: 7500 NON-PROFIT / ORPHANA
MAP NUM:
MKT AREA: 07
NEIGHBORHOOD/LOC: 820317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 140,570 |
| FSP | 240 | 40 | | 96 | 7,497 |
| FSP | 240 | 40 | | 96 | 7,497 |
| TOTALS | 2,280 | | | 1,992 | 155,564 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2800 | 03 | 1,992 | 108.1500 | 94.09 | 187,427 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

7 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr




1102 NW WINBORN WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## COLUMBIA COUNTY PROPERTY

PAGE 5 of 9 1

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,297,144 |
| TOTAL MARKET OB/XF VALUE | | 95,503 |
| TOTAL LAND VALUE - MARKET | | 97,691 |
| TOTAL MARKET VALUE | | 1,490,338 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,490,338 |
| TOTAL EXEMPTION VALUE | 39 | 1,490,338 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,490,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,490,338 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1073/1863 | 2/08/2006 | TR | Q | V | | 249,000 |
| GRANTOR: DANIEL CRAPPS AND JAN | | | | | | |
| GRANTEE: VOLUNTEERS OF AMERI | | | | | | |
| 0992/2514 | 8/25/2003 | WD | Q | V | | 58,100 |
| GRANTOR: COLUMBIA WOODS INC | | | | | | |
| GRANTEE: DANIEL CRAPPS AGENC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/17/2026 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

**2027**

**30-3S-17-11664-000**

## BUILDING CHARACTERISTICS

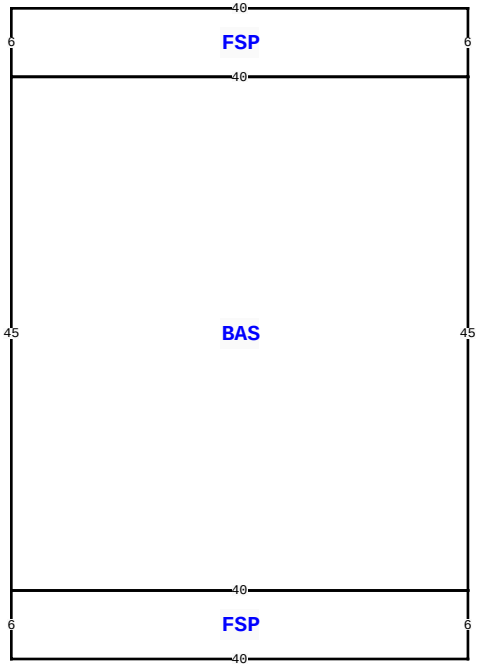
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
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| Stories | 1. | 1. 100 |
| Units | | 4 100 |
| Quality | 05 | 05 |
| DOR CODE | 7500 | NON-PROFIT / ORPHANA |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,800 | 100 | | 1,800 | 140,570 |
| FSP | 240 | 40 | | 96 | 7,497 |
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## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2800 | 03 | 1,992 | 108.1500 | 94.09 | 187,427 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

8 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr




1102 NW WINBORN WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 6 of 9 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,297,144 |
| TOTAL MARKET OB/XF VALUE | | 95,503 |
| TOTAL LAND VALUE - MARKET | | 97,691 |
| TOTAL MARKET VALUE | | 1,490,338 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 1,490,338 |
| TOTAL EXEMPTION VALUE | 39 | 1,490,338 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,490,338 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,490,338 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
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| GRANTOR: DANIEL CRAPPS AND JAN | | | | | | |
| GRANTEE: VOLUNTEERS OF AMERI | | | | | | |
| 0992/2514 | 8/25/2003 | WD | Q | V | | 58,100 |
| GRANTOR: COLUMBIA WOODS INC | | | | | | |
| GRANTEE: DANIEL CRAPPS AGENC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/17/2026 BY SYS

NW DIV: COMM SW COR OF LOT 14 PA
ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
850 5TH AV S., SUITE 1100
SAINT PETERSBURG, FL 33701

**2027**

**30-3S-17-11664-000**

## BUILDING CHARACTERISTICS

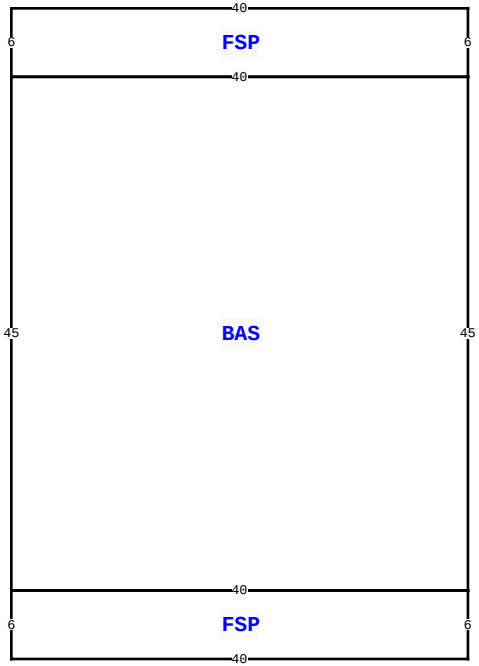
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| Heating Type | 03 | FORCED AIR 100 |
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| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
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| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 4 100 |
| Quality | 05 | 05 |
| DOR CODE | 7500 | NON-PROFIT / ORPHANA |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 820317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
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| FSP | 240 | 40 | | 96 | 7,497 |
| FSP | 240 | 40 | | 96 | 7,497 |
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## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2800 | 03 | 1,992 | 108.1500 | 94.09 | 187,427 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

9 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr




1102 NW WINBORN WAY, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 7 of 9 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,297,144 |
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## BUILDING NOTES

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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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ROCK GARDEN CIRCLE, RUN S 40.02
50.03 FT FOR POB, CONT W 531.41

VOLUNTEERS OF AMERICA OF FLORIDA INC
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**2027**

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## BUILDING CHARACTERISTICS

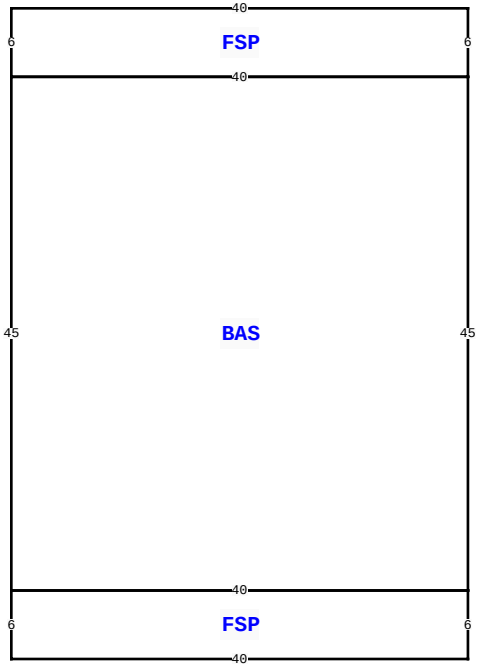
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## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
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10 TRI/QUAD 0% - 0 Heated Area: 1800 HX Base Yr




1102 NW WINBORN WAY, LAKE CITY

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## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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## COLUMBIA COUNTY PROPERTY

PAGE 8 of 9 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 1,297,144 |
| TOTAL MARKET OB/XF VALUE | | 95,503 |
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| TOTAL MARKET VALUE | | 1,490,338 |
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| TOTAL EXEMPTION VALUE | 39 | 1,490,338 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
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## LAND DESCRIPTION

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| | | | | | | | | | | | | | | | | | | | | | | | | |
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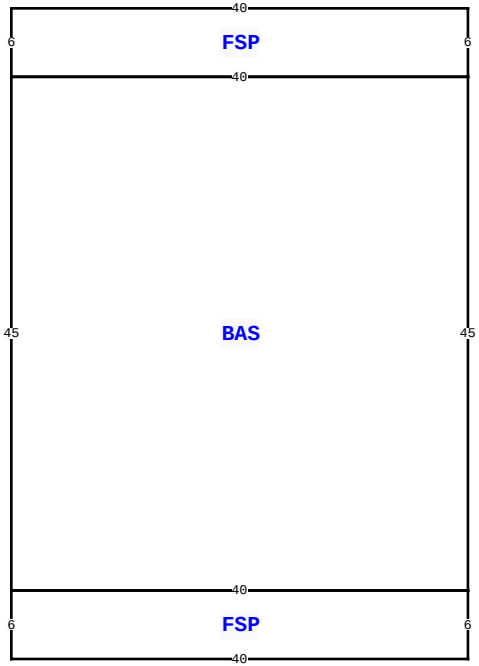
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## COLUMBIA COUNTY PROPERTY

PAGE 9 of 9 1

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| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1073/1863 | 2/08/2006 | TR | Q | V | | 249,000 |
| GRANTOR: DANIEL CRAPPS AND JAN | | | | | | |
| GRANTEE: VOLUNTEERS OF AMERI | | | | | | |
| 0992/2514 | 8/25/2003 | WD | Q | V | | 58,100 |
| GRANTOR: COLUMBIA WOODS INC | | | | | | |
| GRANTEE: DANIEL CRAPPS AGENC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 FSP= N6 E40 S6 W40$ S45 FSP= S6 E40 N6 W40 $ E40 N45 $.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | | | | | | | |

REVIEW DATE 05/16/2025 BY JS Total Acres: 9.13 Total Land Value: 97,691 Market: 0 Agricultural: 0 Common: 97,691 PRINTED 11/17/2026 BY SYS