

COMM SW COR OF NE1/4, N 1291.16
 FOR POB, E 879.73 FT, N 270 FT,
 FT TO POB.

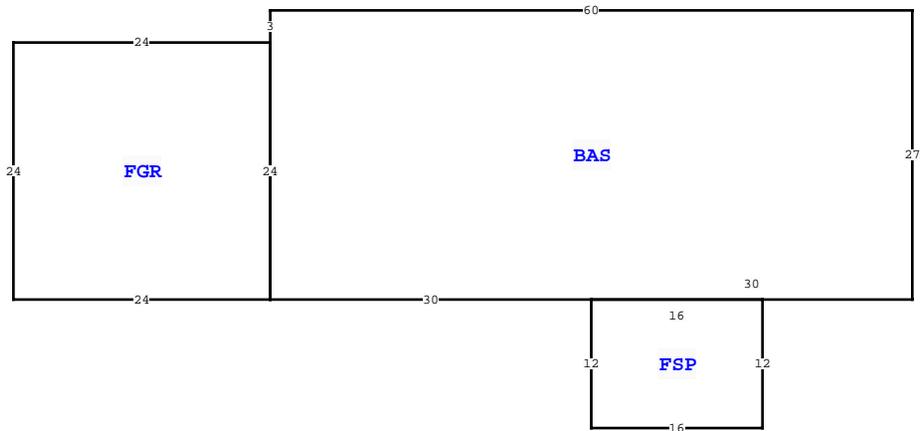
SHERIDAN RONALD TRUST DATED NOVEMBER 4, 2025
 411 WALNUT ST, #2424
 GREEN COVE SPRINGS, FL 32043-3443

2026

31-4S-17-08915-003


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 04 PLYWOOD 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Stories | 1. 1. 100 |
| Architctual | 01 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-------------|-------------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 MOBILE HME | | 100% - 2022 | | | | | | | | | |
| | | | Heated Area: 1620 | | | HX Base Yr 2022 | | | | | |



| | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| Quality | 05 05 | | | | |
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | MKT AREA 01 | | | | |
| NEIGHBORHOOD/LOC | 31417.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,620 | 100 | | 1,620 | 46,092 |
| FGR | 576 | 55 | | 317 | 9,019 |
| FSP | 192 | 40 | | 77 | 2,191 |
| TOTALS | 2,388 | | | 2,014 | 57,302 |

1049 SW WESTER DR, LAKE CITY

| | | | |
|----------|--|-----------|----------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 MLU |
| INC DATE | | AG DATE | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 57,302 |
| TOTAL MARKET OB/XF VALUE | | | 8,485 |
| TOTAL LAND VALUE - MARKET | | | 65,520 |
| TOTAL MARKET VALUE | | | 131,307 |
| SOH/AGL Deduction | | | 56,825 |
| ASSESSED VALUE | | | 74,482 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 74,482 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 131,307 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 123,116 |
| XFOB:3:1: PALM HARBOR MH | | | |
| SALE:1:1: 5.46 ACRES | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1555/1701 | 11/04/2025 | WD | U | I | 11 | 100 |
| GRANTOR: SHERIDAN RONALD | | | | | | |
| GRANTEE: SHERIDAN RONALD TRU | | | | | | |
| 1297/2488 | 7/13/2015 | WD | U | I | 12 | 51,500 |
| GRANTOR: FIRST FEDERAL BANK OF | | | | | | |
| GRANTEE: RONALD SHERIDAN | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W60 S3 FGR= W24 S24 E24N24S S24 E30 FSP= S12 E16 N12W16S E30 N27S. | |

| 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 | 0130 | CLFENCE | 5 | 0 | 100 | 0 | 0 | | 270.00 | UT | 5.50 | | | | 1,485 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | | 1.00 | UT | 7,000.00 | | | | 7,000 | |

| 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 | 5.46 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 65,520 | | | | | | | |