

(AKA LOT 8 PINE ACRES UNREC). CO NW1/4, RUN N 1221.58 FT TO E R/W RD, BEING A PT ON A CURVE, R N'L

COUEY DAVID MORRIS/COUEY VICTORIA SUZETTE
4353 SW ICHETUKNEE AVE
LAKE CITY, FL 32024

2026

31-5S-16-03744-308

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 26 | ALM SIDING 100 | |
| Exterior Wall | 00 | N/A 0 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 08 | SHT VINYL 50 | |
| Interior Floor | 14 | CARPET 50 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 2 100 | |
| Frame | 01 | NONE 100 | |
| Stories | 1. | 1. 100 | |
| Units | | 0 100 | |
| Condition Adj | 03 | 03 100 | |
| Kitchen Adjus | 01 | 01 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 5000 IMPROVED AG | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 31516.030 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 990 | 100 | 2024 |
| TOTALS | 990 | | 26,746 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------|-------------|-------------|------------------|----------------|------|------|-----------------|------|-------|--------|--|--|----------|---------|----------|----------|-----------|---------|--|--|--|------------|-----|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | | |
| 0801 | 02 | 990 | 118.5000 | 67.54 | 66,865 | 1980 | 1980 | 0 | 0 | 60.00 | 40.00 | | | | | | | | | | | | | | |
| 1 MH/NOTITLE | | 100% - 2026 | | Heated Area: 990 | | | | HX Base Yr 2026 | | | | | | | | | | | | | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div> | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table> | | | | | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | 05/07/2026 | MLU | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | |
| | | | 05/07/2026 | MLU | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 |
|---------------------------|--|-----------|--|--------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | | 26,746 | |
| TOTAL MARKET OB/XF VALUE | | | | 20,200 | |
| TOTAL LAND VALUE - MARKET | | | | 121,770 | |
| TOTAL MARKET VALUE | | | | 107,676 | |
| SOH/AGL Deduction | | | | 0 | |
| ASSESSED VALUE | | | | 107,676 | |
| TOTAL EXEMPTION VALUE | | | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | | | 56,265 | |
| TOTAL JUST VALUE | | | | 168,716 | |
| NCON VALUE | | | | 8,000 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 162,126 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-------|------------|
| 000052695 | Electrical Servic | | 03/25/2025 |
| 000046108 | Roof Replacement | 3,700 | 12/15/2022 |
| 000045595 | Mobile Home | | 10/03/2022 |
| 000043971 | Electrical Servic | 0 | 03/21/2022 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1456/2684 | 12/17/2021 | CD | U | I | 21 | 89,900 |
| GRANTOR: DEAS BULLARD PROPERTI | | | | | | |
| GRANTEE: COUEY DAVID MORRIS | | | | | | |
| 1450/628 | 10/15/2021 | WD | U | I | 37 | 43,000 |
| GRANTOR: FINWOOD ANN H | | | | | | |
| GRANTEE: DEAS BULLARD PROPER | | | | | | |

| 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | UT 7,000.00 | 7,000.00 | 100 | | 3 | 100 | 7,000 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 1.00 | UT 2,400.00 | 2,400.00 | 100 | 2024 | 2023 | 100 | 2,400 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | | 1.00 | UT 2,800.00 | 2,800.00 | 100 | 2024 | 2023 | 100 | 2,800 | |
| 4 | 0300 | TENNIS CRT | 0 | 100 | 0 | 0 | | 1.00 | UT 8,000.00 | 8,000.00 | 100 | 2026 | 2025 | 100 | 8,000 | |
| TOTAL OB/XF | | | | | | | | | | | | | | 20,200 | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=15,12] E66 S15 W66 N15 \$ | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=15,12] E66 S15 W66 N15 \$ | | | | | | | | | | | | | |

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 9,000 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 100 | | A-1 | 0.00 | 0.00 | 5.53 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 49,770 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 100 | | | | | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,960 | | | | | | | |
| 4 | 9910 | M | MKT.VAL.AG | 100 | | | | | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 63,000 | | | | | | | |