

AKA S1/2 OF LOT 12 PINE ACRES S/
OR PRCL B OF LOT 12: COMM SW COR
RUN E ALONG S LINE 248.36 FT, N

IUEN TAMIYRA
P O BOX 1587
LAKE CITY, FL 32056

2026

31-5S-16-03744-312

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 51 | LOG 100 | |
| Roof Structur | 08 | IRREGULAR 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 14 | CARPET 80 | |
| Interior Floor | 15 | HARDTILE 20 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 2 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1.1 | 1. 100 | |
| Architectual | 05 | CONV 100 | |
| Units | | 0 100 | |
| Quality | 07 | 07 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 31516.030 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,264 | 100 | |
| FSP | 320 | 40 | |
| FUS | 880 | 100 | |
| UDG | 1,536 | 55 | |
| UOP | 120 | 20 | |
| UOP | 264 | 20 | |
| USP | 320 | 35 | |
| TOTALS | 4,704 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----|------|------|------------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2025 | | Heated Area: 2144 | | | | | HX Base Yr | 2025 |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 398,343 | | | |
| TOTAL MARKET OB/XF VALUE | 3,400 | | | |
| TOTAL LAND VALUE - MARKET | 65,130 | | | |
| TOTAL MARKET VALUE | 466,873 | | | |
| SOH/AGL Deduction | 5,139 | | | |
| ASSESSED VALUE | 461,734 | | | |
| TOTAL EXEMPTION VALUE | HX HB WX 56,411 | | | |
| BASE TAXABLE VALUE | 405,323 | | | |
| TOTAL JUST VALUE | 466,873 | | | |
| NCON VALUE | 1,000 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 448,621 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000048576 | Remodel | 12,442 | 11/03/2023 |
| 000045248 | Roof Replacement | 20,163 | 08/22/2022 |
| 41069 | STORAGE | | 12/28/2020 |
| 24311 | M H | 632 | 03/28/2006 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1548/1217 | 8/25/2025 | LE | U | I | 14 | 100 |

GRANTOR: IUEN TAMIYRA K (ENH L)
GRANTEE: SAWTER SIERRA NICOL
1090/1120 7/15/2006 WD Q V 04 100
GRANTOR: SHIRLEY BENNETT
GRANTEE: MARC F & TAMIYRA K

| 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 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 900 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 300 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | UT | 1,200.00 | 1,200.00 | 100 | 2021 | 2020 | | 100 | 1,200 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | UT | 1,000.00 | 1,000.00 | 100 | 2026 | 2025 | | 100 | 1,000 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/06/2026 | MLU |

| BUILDING NOTES | |
|--|--|
| UDG=[ORIG=22,-14] E48 S32 W48 N32 \$ | |
| BAS=[ORIG=0,0] N12 W12 N14 W40 S28 E40 N2 E12 \$ | |
| FUS=[ORIG=58,-25] N12 W20 N14 W20 S8 W12 S10 E12 S8 E40 \$ | |
| FSP=[ORIG=-12,-26] N8 W40 S8 E40 \$ | |
| USP=[ORIG=-52,2] S8 E40 N8 W40 \$ | |
| UOP=[ORIG=0,-12] N22 W12 S22 E12 \$ | |
| UOP=[ORIG=-12,2] S8 E12 N10 W12 S2 \$ | |

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 5.01 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,130 | | | | | | | |