

BEG SW COR OF NE1/4, N 452 FT, S FT, S 334.64 FT TO S LINE OF NE1 TO POB, EX RD R/W DESC ORB 975-1

PEREZ MARISOL
223 SE OLUSTEE AVE
LAKE CITY, FL 32025

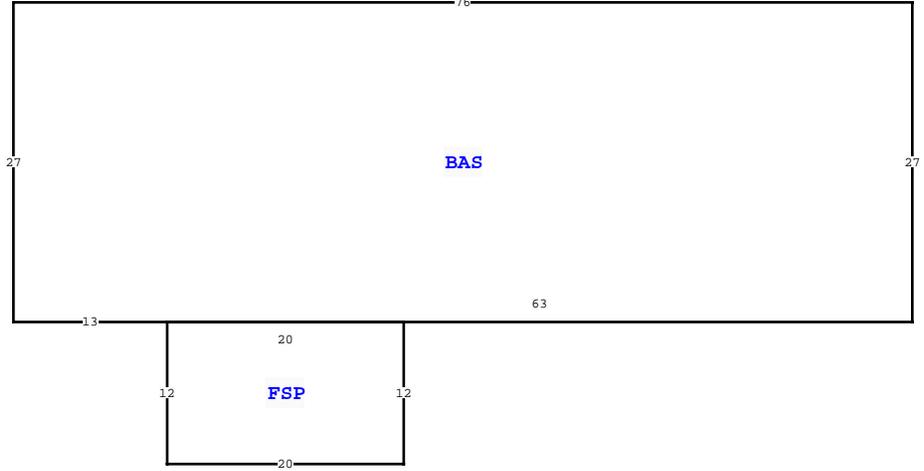
2026

32-3S-16-02420-002



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 08 | SHT VINYL | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2.5 | 100 |
| Stories | 1. | 1. | 100 |
| Architctual | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 32316.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,052 | 100 | |
| FSP | 240 | 40 | |
| TOTALS | 2,292 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0200 | 02 | 2,148 | 104.3100 | 84.49 | 181,485 | 1997 | 1997 | 0 | 0 | 45.00 | 55.00 |
| 1 MANUF 1 0% - 2026 Heated Area: 2052 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 3 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 99,817 | | | |
| TOTAL MARKET OB/XF VALUE | 18,576 | | | |
| TOTAL LAND VALUE - MARKET | 95,095 | | | |
| TOTAL MARKET VALUE | 130,508 | | | |
| SOH/AGL Deduction | 0 | | | |
| ASSESSED VALUE | 130,508 | | | |
| TOTAL EXEMPTION VALUE | 0 | | | |
| BASE TAXABLE VALUE | 130,508 | | | |
| TOTAL JUST VALUE | 213,488 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 252,691 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 30821 | STORAGE | 104 | 03/06/2013 |
| 16011 | M H | 125 | 09/07/1999 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1550/2219 | 9/30/2025 | WD | Q | I | 01 | 220,000 |
| GRANTOR: DIAZ CARLOS A | | | | | | |
| GRANTEE: PEREZ MARISOL | | | | | | |
| 1369/1465 | 9/21/2018 | WD | Q | I | 01 | 141,000 |
| GRANTOR: FREDERICK A MAURER II | | | | | | |
| GRANTEE: CARLOS A & MIGDALIA | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 |
| 2 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 5 | 0031 | BARN,MT AE | 0 | 0 | 24 | 36 | 864.00 | UT | 9.00 | 9.00 | 100 |
| 6 | 0040 | BARN,POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 7 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |

| TOTAL OB/XF | | | | | | | | | | | | 18,576 | |
|-------------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|------------|-----|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | 05/04/2026 | MLU |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W76 S27 E13 FSP= S12 E20 N12 W20\$ E63 N27\$. | | | | | | | | | | | |

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 9,595 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | | | | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,520 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | | | | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 85,500 | | | | | | | |