

N1/2 LOTS 9 & 10 KAL-WAY S/D UNI  
COR OF SEC, RUN E 12 FT TO E R/W  
RD, S ALONG R/W 520.14 FT FOR PO

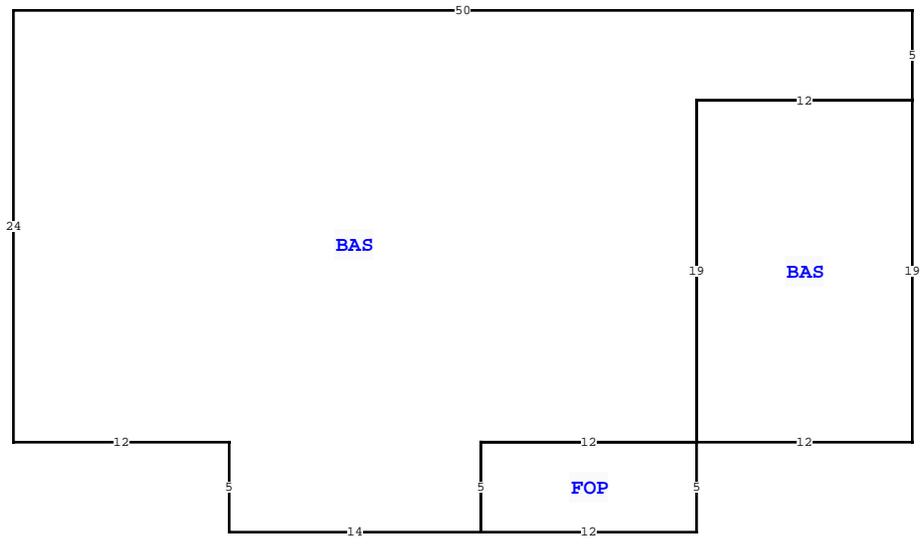
HURTADO AMANDA F  
323 SW THOMAS TER  
LAKE CITY, FL 32024

**2026**

32-3S-16-02430-009

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 19               | COMMON BRK    | 90   |
| Exterior Wall            | 31               | VINYL SID     | 10   |
| Roof Structure           | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 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                 |                  | 3             | 100  |
| Bathrooms                |                  | 1             | 100  |
| Frame                    | 01               | NONE          | 100  |
| Stories                  | 1.               | 1.            | 100  |
| Architectual             | 05               | CONV          | 100  |
| Units                    |                  | 0             | 100  |
| Condition Adj            | 03               | 03            | 100  |
| Kitchen Adjus            | 01               | 01            | 100  |
| Quality                  | 05               | 05            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 01   |
| NEIGHBORHOOD/LOC         | 32316.010        | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 228              | 100           |      |
| BAS                      | 1,042            | 100           |      |
| FOP                      | 60               | 30            |      |
| TOTALS                   | 1,330            |               |      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 1,288     | 112.0000    | 127.68         | 164,452        | 1971 | 1971 | 0    | 0    | 35.00 | 65.00  |
| 1 SINGLE FAM 100% - 2017 Heated Area: 1270 HX Base Yr 2017 |     |           |             |                |                |      |      |      |      |       |        |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 106,894  |
| TOTAL MARKET OB/XF VALUE  |           |             | 4,500    |
| TOTAL LAND VALUE - MARKET |           |             | 23,000   |
| TOTAL MARKET VALUE        |           |             | 134,394  |
| SOH/AGL Deduction         |           |             | 60,990   |
| ASSESSED VALUE            |           |             | 73,404   |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 48,404   |
| BASE TAXABLE VALUE        |           |             | 25,000   |
| TOTAL JUST VALUE          |           |             | 134,394  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 129,519  |

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

| SALES DATA                      |           |           |       |       |        |            |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number               | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1315/2385                       | 5/27/2016 | WD        | Q     | I     | 01     | 65,000     |
| GRANTOR: HEATHER BROWN (SINGLE) |           |           |       |       |        |            |
| GRANTEE: AMANDA F HURTADO (S    |           |           |       |       |        |            |
| 1315/2384                       | 3/31/2016 | QC        | U     | I     | 11     | 100        |
| GRANTOR: PAUL KENNETH & CAROLY  |           |           |       |       |        |            |
| GRANTEE: HEATHER BROWN          |           |           |       |       |        |            |

| EXTRA FEATURES |            | 323 SW THOMAS TER, LAKE CITY |     |     |   |   |       |    |          |                |           |         |             |   |        |                 |       |
|----------------|------------|------------------------------|-----|-----|---|---|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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              | 0166       | CONC, PAVMT                  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 200             |       |
| 2              | 0169       | FENCE/WOOD                   | 0   | 100 | 0 | 0 | 1.00  | UT | 600.00   | 600.00         | 100       | 2023    | 2022        |   | 100    | 600             |       |
| 3              | 0070       | CARPORT UF                   | 0   | 100 | 0 | 0 | 1.00  | UT | 1,500.00 | 1,500.00       | 100       | 2023    | 2022        |   | 100    | 1,500           |       |
| 4              | 0296       | SHED METAL                   | 0   | 100 | 0 | 0 | 1.00  | UT | 2,200.00 | 2,200.00       | 100       | 2023    | 2022        |   | 100    | 2,200           |       |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/16/2026 | MLU     |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W50 S24 E12 S5 E14 FOP= E12 N5 W12 S5\$ N5 E12 BAS= E12 N19 W12 S19\$ N19 E12 N5\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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 |     | 00       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00        | 1.00   | 1.00    | 23,000.00  | 23,000.00      | 23,000     |                             |      |         |      |     |    |        |