COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, CONT E 947.55 FT TO W R
RUN SE ALONG RR 683.15 FT TO SAN

QUEVEDOS INVESTMENTS LLC
9171 SW 18TH RD
BOCA RATON, FL 33428

2027

32-7S-17-10089-000

BUILDING CHARACTERISTICS

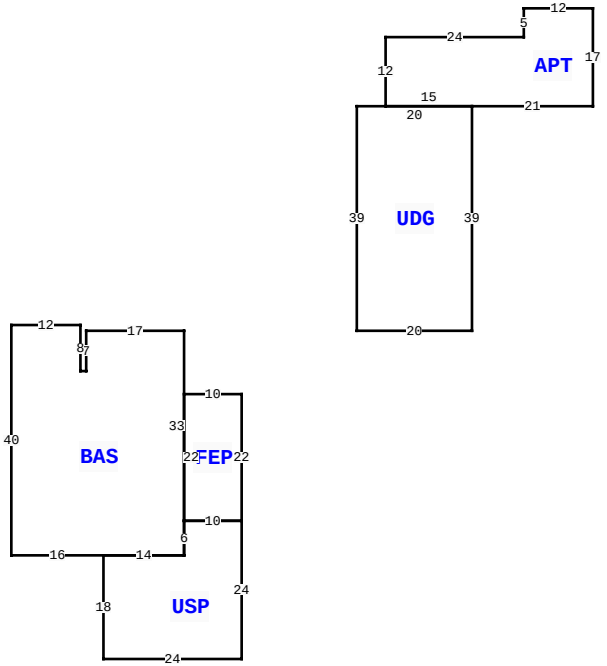
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	492	100		492	38,184
BAS	1,175	100		1,175	91,192
FEP	220	80		176	13,659
UDG	780	55		429	33,295
USP	492	35		172	13,349
TOTALS	3,159			2,444	189,679

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	108.5430	119.40	291,814	1950	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1667 HX Base Yr



369 SW ADA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
2	0294	SHED WOOD/	0	0	8	16	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
5	0030	BARN,MT	0	0	20	30	600.00	UT	2.50	2.50	100	2017	2017	3	100	1,500	
6	0030	BARN,MT	0	0	20	30	600.00	UT	2.50	2.50	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	234,853
TOTAL MARKET OB/XF VALUE	6,100
TOTAL LAND VALUE - MARKET	179,400
TOTAL MARKET VALUE	266,382
SOH/AGL Deduction	0
ASSESSED VALUE	266,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	266,382
TOTAL JUST VALUE	420,353
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044515	Roof Replacement	12,000	05/23/2022
000042044	Electrical Servic	0	05/28/2021
14155	REMODEL	85	06/17/1998
8027	REMODEL	7,000	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2296	8/10/2023	WD	Q	I	01	540,000
GRANTOR: SEGAL JEREMY						
GRANTEE: QUEVEDOS INVESTMENT						
1463/2664	3/23/2022	WD	Q	I	01	475,000
GRANTOR: MCDERMOTT TARA A						
GRANTEE: SEGAL JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S7 W1 N8 W12 S40 E16 USP= S18 E24 N24 W10 S6 W14$ E14 N6 FEP= E10 N22 W10 S22$ N33$ PTR= E30 UDG= E20 N39 APT= E21 N17 W12 S5 W24 S12 E15$ W20 S39$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 6,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0132	C	SFR RIVER	0		A-1	100.00	0.00	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							
2	6200	A	PASTURE 3	0					10.46	AC		1.00	1.00	1.00	280.00	280.00	2,929							
3	9910	M	MKT.VAL.AG	0					10.46	AC		1.00	1.00	1.00	15,000.00	15,000.00	156,900							

REVIEW DATE 09/26/2023 BY ME Total Acres: 11.96 Total Land Value: 25,429 Market: 156,900 Agricultural: 2,929 Common: 22,500 PRINTED 11/17/2026 BY SYS

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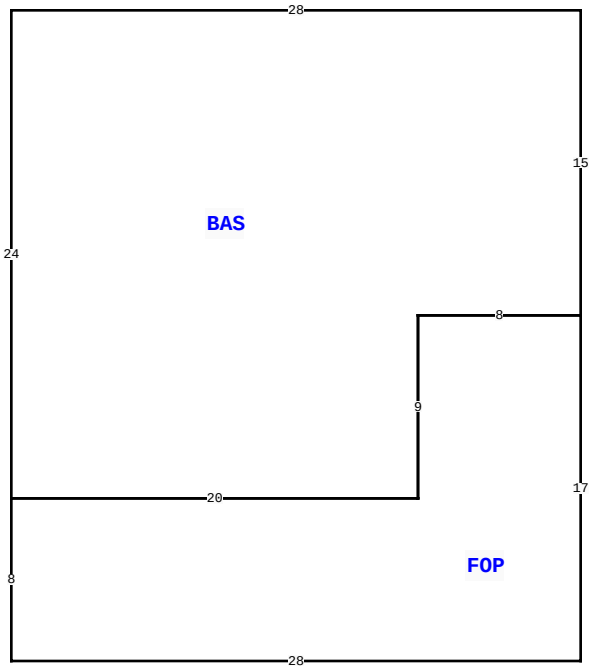
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	32717.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	39,339
FOP	296	30		89	5,835
TOTALS	896			689	45,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	689	91.6985	100.87	69,499	1950	1980	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2024 Heated Area: 600 HX Base Yr



369 SW ADA CT, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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GRANTEE: QUEVEDOS INVESTMENT						
1463/2664	3/23/2022	WD	Q	I	01	475,000
GRANTOR: MCDERMOTT TARA A						
GRANTEE: SEGAL JEREMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S24 FOP= S8 E28 N17 W8 S9 W20$ E20 N9 E8 N15$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/26/2023 BY ME Total Acres: 11.96 Total Land Value: 25,429 Market: 156,900 Agricultural: 2,929 Common: 22,500 PRINTED 11/17/2026 BY SYS