COMM SE COR OF SE1/4 OF NW1/4,
RUN N 226 FT FOR POB, RUN W
228.52 FT TO E R/W US-441, N

MILTON'S COUNTRY STORE INC
C/O JUNE LAW, 12049 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

33-1S-17-04629-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 03

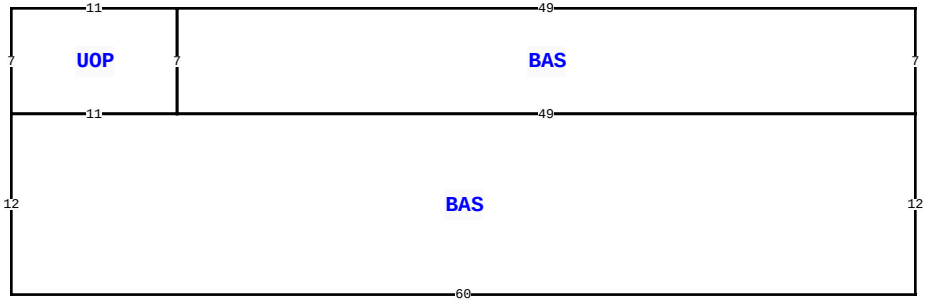
NEIGHBORHOOD/LOC 33117.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	343	100		343	7,262
BAS	720	100		720	15,244
UOP	77	25		19	402
TOTALS	1,140			1,082	22,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,082	88.2090	52.93	57,270	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1063 HX Base Yr



12025 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	9915	RV SITE	0	0	0	0	10.00	UT	3,000.00	3,000.00	100	0	0	3	100	30,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	12	12	144.00	UT	2.50	2.50	100	2004	2004	3	100	360	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0260	PAVEMENT-A	0	0	38	48	1.00	UT	820.00	820.00	40	0	0	3	40	328	
7	0296	SHED METAL	0	0	24	22	528.00	UT	2.80	2.80	100	0	0	3	100	1,478	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,743
TOTAL MARKET OB/XF VALUE	47,366
TOTAL LAND VALUE - MARKET	62,530
TOTAL MARKET VALUE	250,639
SOH/AGL Deduction	0
ASSESSED VALUE	250,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,639
TOTAL JUST VALUE	250,639
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,639

SALE:1:1: NOT SALE - TRANSFER OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055834	Electrical Servic		06/04/2026
13474	M H	125	01/05/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0713/0885	1/02/1990	WD	U	V		2,500
GRANTOR: MILTON						
GRANTEE: COUNTRY STORE						
0616/0003	2/01/1987	WD	Q	V		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N7 W49 S7 E49$ BAS= W49UOP= N7 W11 S7 E11$ W11 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 47,366

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	0102	C	SFR/MH	0		A-1	0.00	0.00	7.70	AC		1.00	1.00	0.80	8,000.00	6,400.00	49,280							
2	3600	C	RV PARKS/CAM	0			0.00	0.00	0.65	AC		1.00	1.00	1.00	12,500.00	12,500.00	8,125							
3	3600	C	RV PARKS/CAM	0		A-1	0.00	0.00	0.19	AC		1.00	1.00	1.00	12,500.00	12,500.00	2,375							
4	1410	C	CONV STORE	0		00	0.00	0.00	0.22	AC		1.00	1.00	1.00	12,500.00	12,500.00	2,750							

REVIEW DATE 08/26/2026 BY JB Total Acres: 8.76 Total Land Value: 62,530 Market: 0 Agricultural: 0 Common: 62,530 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SE1/4 OF NW1/4,
RUN N 226 FT FOR POB, RUN W
228.52 FT TO E R/W US-441, N

MILTON'S COUNTRY STORE INC
C/O JUNE LAW, 12049 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

33-1S-17-04629-003

BUILDING CHARACTERISTICS

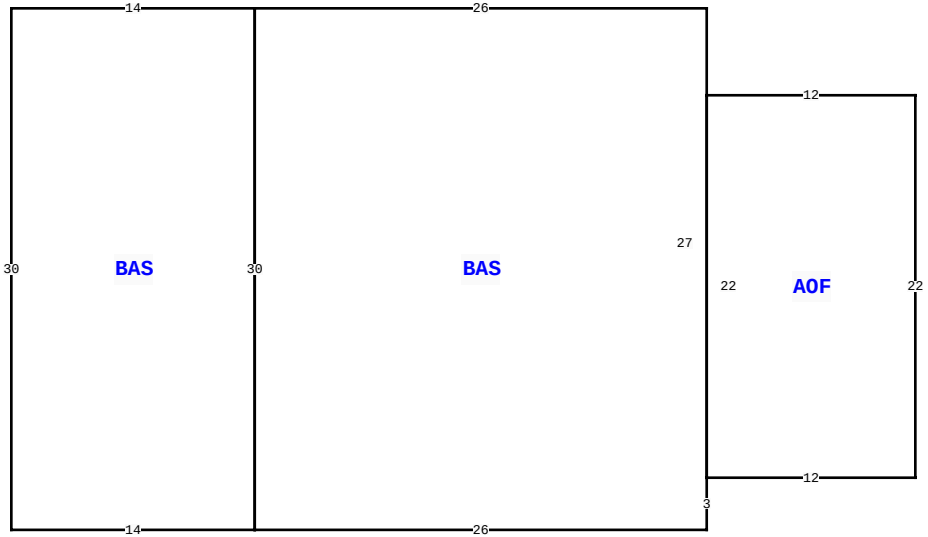
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	264	110		290	3,808
BAS	420	100		420	5,515
BAS	780	100		780	10,242
TOTALS	1,464			1,490	19,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	04	1,490	55.8637	26.26	39,127	1988	1988	0	0	0	50.00	50.00

3 SERVGARAGE 0% - 0 Heated Area: 1464 HX Base Yr



12025 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	140,743
TOTAL MARKET OB/XF VALUE	47,366
TOTAL LAND VALUE - MARKET	62,530
TOTAL MARKET VALUE	250,639
SOH/AGL Deduction	0
ASSESSED VALUE	250,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,639
TOTAL JUST VALUE	250,639
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0713/0885	1/02/1990	WD	U	V		2,500
GRANTOR: MILTON						
GRANTEE: COUNTRY STORE						
0616/0003	2/01/1987	WD	Q	V		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 BAS= W14 S30 E14 N30$ S30 E26 N3 AOF= E12 N22 W12 S22$ N27$.

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 08/26/2026 BY JB Total Acres: 8.76 Total Land Value: 62,530 Market: 0 Agricultural: 0 Common: 62,530 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SE1/4 OF NW1/4,
RUN N 226 FT FOR POB, RUN W
228.52 FT TO E R/W US-441, N

MILTON'S COUNTRY STORE INC
C/O JUNE LAW, 12049 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

33-1S-17-04629-003

BUILDING CHARACTERISTICS

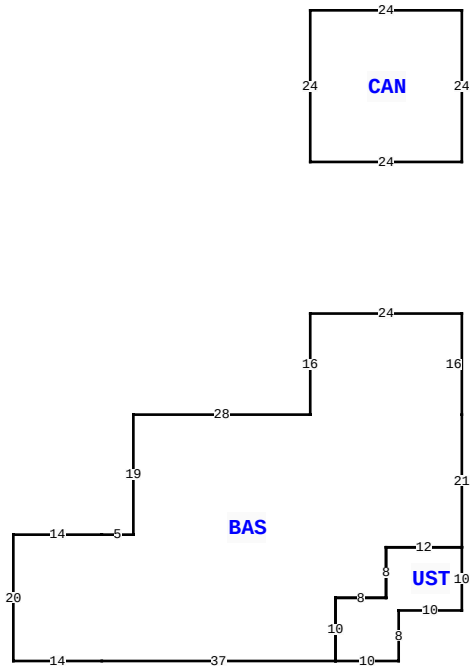
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	15	HARDTILE 10
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,496	100		2,496	89,033
CAN	576	30		173	6,171
UST	216	40		86	3,068
TOTALS	3,288			2,755	98,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4300	04	2,755	93.8704	71.34	196,542	1961	1961	0	0	0	50.00	50.00

4 NBHD CONVE 0% - 0 Heated Area: 2496 HX Base Yr



12025 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL MARKET VALUE	250,639
SOH/AGL Deduction	0
ASSESSED VALUE	250,639
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	250,639
TOTAL JUST VALUE	250,639
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0713/0885	1/02/1990	WD	U	V		2,500
GRANTOR: MILTON						
GRANTEE: COUNTRY STORE						
0616/0003	2/01/1987	WD	Q	V		7,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 W24 S16 W28 S19 W5 W14 S20 E14 E37 UST= E10 N8 E10 N10W12 S8 W8 S10$ N10 E8 N8 E12 N21$ PTR= N40 CAN= N24 W24 S24 E24$ S40$.

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

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 08/26/2026 BY JB Total Acres: 8.76 Total Land Value: 62,530 Market: 0 Agricultural: 0 Common: 62,530 PRINTED 11/17/2026 BY SYS