LOTS 1, 2, 3, 4, & 5 EX 10 FT OF
4 & 5 BLOCK 3 MORNINGSIDE HEIGHT

1380 DUVAL STREET LLC
1380 E DUVAL ST, #16
LAKE CITY, FL 32055

**2027**

**33-3S-17-06396-000**

## BUILDING CHARACTERISTICS

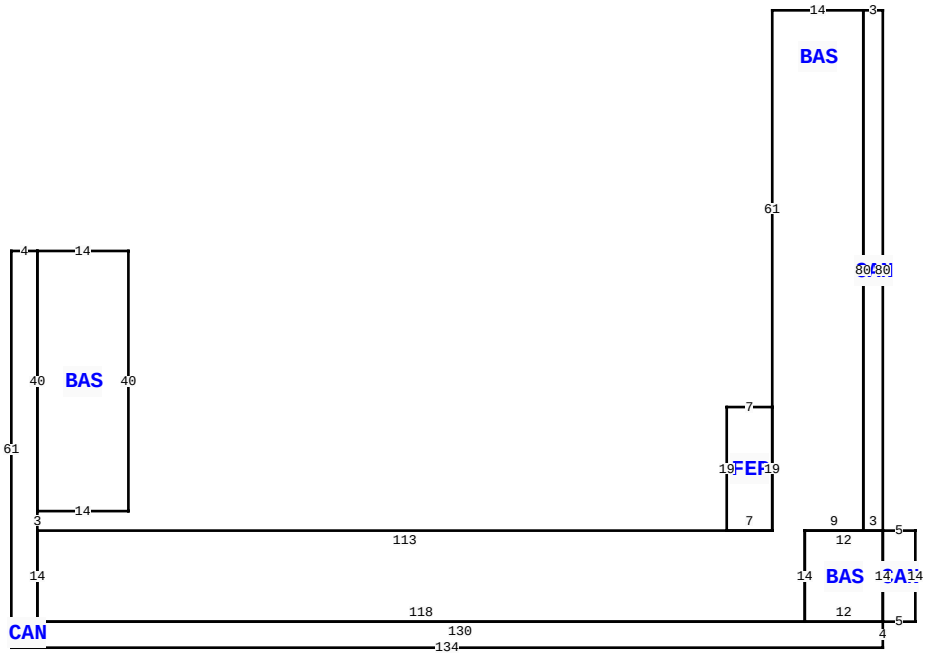
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 09 | WALL UNIT 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 15 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0300 | MULTI-FAM 10+ |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.060 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 168 | 100 | | 168 | 5,622 |
| BAS | 560 | 100 | | 560 | 18,741 |
| BAS | 2,772 | 100 | | 2,772 | 92,765 |
| CAN | 70 | 30 | | 21 | 703 |
| CAN | 240 | 30 | | 72 | 2,410 |
| CAN | 764 | 30 | | 229 | 7,664 |
| FEP | 133 | 80 | | 106 | 3,548 |
| TOTALS | 4,707 | | | 3,928 | 131,450 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2500 | 03 | 3,928 | 91.6803 | 66.93 | 262,901 | 1953 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/FAM ROW 0% - 0 Heated Area: 3500 HX Base Yr




123 SE MARGARET DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| 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 | 0296 | SHED METAL | 0 | 0 | 10 | 13 | 1.00 | UT | 500.00 | 500.00 | 50 | 1993 | 1993 | 3 | 50 | 250 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 9 | 10 | 1.00 | UT | 300.00 | 300.00 | 50 | 1993 | 1993 | 3 | 50 | 150 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 6 | 10 | 1.00 | UT | 300.00 | 300.00 | 50 | 0 | 0 | 3 | 50 | 150 | |
| 4 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 5,922.00 | UT | 0.90 | 0.90 | 100 | 1993 | 1993 | 3 | 100 | 5,330 | |
| 5 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,512.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 2,268 | |
| 6 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,500 | |
| 7 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 200 | |
| 8 | 0130 | CLFENCE 5 | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2022 | 2021 | | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 149,320 |
| TOTAL MARKET OB/XF VALUE | 10,148 |
| TOTAL LAND VALUE - MARKET | 104,870 |
| TOTAL MARKET VALUE | 264,338 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 264,338 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 264,338 |
| TOTAL JUST VALUE | 264,338 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 264,338 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000048756 | Roof Replacement | 67,751 | 11/30/2023 |
| 38285 | RECONNECT | 75 | 06/27/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1352/0827 | 1/19/2018 | WD | Q | I | 01 | 290,000 |
| GRANTOR: PENNY L BRADY | | | | | | |
| GRANTEE: 1380 DUVAL STREET L | | | | | | |
| 1123/1001 | 6/26/2007 | WD | Q | I | | 360,000 |
| GRANTOR: JACOB & REBECCA JONES | | | | | | |
| GRANTEE: PENNY L BRADY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] S14 E118 N14 E9 N80 W14 S61 S19 W113 $
CAN=[ORIG=0,0] N3 N40 W4 S61 E134 N4 W130 N14 $
BAS=[ORIG=0,-3] E14 N40 W14 S40 $
CAN=[ORIG=127,0] E3 N80 W3 S80 $
BAS=[ORIG=118,14] E12 N14 W12 S14 $
FEP=[ORIG=113,-19] W7 S19 E7 N19 $
CAN=[ORIG=130,14] E5 N14 W5 S14 $
.

## LAND DESCRIPTION

TOTAL OB/XF 10,148

| 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 | 0300 | C | MULTI-FAM | 0 | | CI | 210.00 | 200.00 | 41,948.00 | SF | | 1.00 | 1.00 | 1.00 | 2.50 | 2.50 | 104,870 | | | | | | | |

REVIEW DATE 12/16/2021 BY ME Total Acres: 0.96 Total Land Value: 104,870 Market: 0 Agricultural: 0 Common: 104,870 PRINTED 11/17/2026 BY SYS

LOTS 1, 2, 3, 4, & 5 EX 10 FT OF
4 & 5 BLOCK 3 MORNINGSIDE HEIGHT

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## BUILDING CHARACTERISTICS

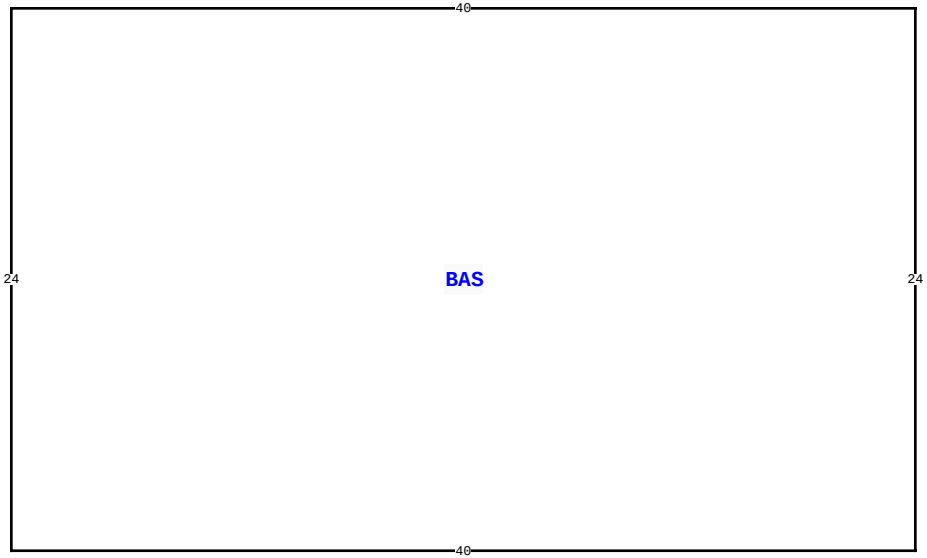
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 0300 | MULTI-FAM 10+ |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 33317.060 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 17,870 |
| TOTALS | 960 | | | 960 | 17,870 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 960 | 103.4100 | 62.05 | 59,568 | 1974 | 1974 | 10 | 0 | 0 | 60.00 | 30.00 |

2 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr




123 SE MARGARET DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/12/2026 MLU |
| XF DATE | | LAND DATE | |
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## EXTRA FEATURES

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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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| GRANTOR: JACOB & REBECCA JONES | | | | | | |
| GRANTEE: PENNY L BRADY | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

## 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 12/16/2021 BY ME Total Acres: 0.96 Total Land Value: 104,870 Market: 0 Agricultural: 0 Common: 104,870 PRINTED 11/17/2026 BY SYS