

COMM NW COR OF SW1/4 OF SW1/4, R
NE 315.02 FT FOR POB, RUN NE 315
FT, SE 996.87 FT TO POB & BEG NW

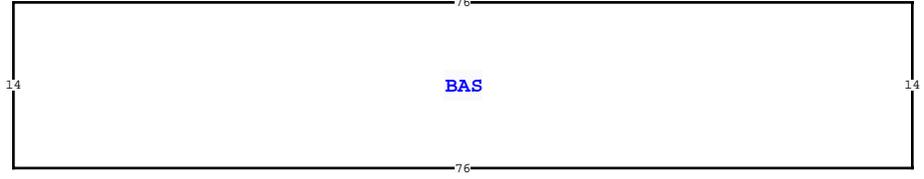
CONNOR WILLIAM F II/CONNOR JENNIFER
404 NE EVANSTON LANE
LAKE CITY, FL 32055

2026

34-1S-17-04644-002
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| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 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 | | 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 | 05 | 05 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 1117.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,064 | 100 | |
| TOTALS | 1,064 | | 1,064 62,657 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-------|-----------|-------------|-------------------|----------------|------|-----------------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | MANUF | 1 | 100% - 2000 | | 113,922 | 1996 | 1996 | 0 | 0 | 45.00 | 55.00 |
| | | | | Heated Area: 1064 | | | HX Base Yr 2000 | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 76,578 |
| TOTAL MARKET OB/XF VALUE | | | 16,360 |
| TOTAL LAND VALUE - MARKET | | | 17,482 |
| TOTAL MARKET VALUE | | | 110,420 |
| SOH/AGL Deduction | | | 44,435 |
| ASSESSED VALUE | | | 65,985 |
| TOTAL EXEMPTION VALUE | HX HB | | 25,000 |
| BASE TAXABLE VALUE | | | 40,985 |
| TOTAL JUST VALUE | | | 110,420 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 110,420 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 28620 | REMODEL | 60 | 06/02/2010 |
| 15382 | M H | 125 | 04/14/1999 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1540/1495 | 5/12/2025 | QC | U | I | 11 | 100 |
| GRANTOR: CONNOR WILLIAM FREDER | | | | | | |
| GRANTEE: CONNOR WILLIAM FRED | | | | | | |
| 1496/1874 | 8/10/2023 | QC | U | I | 11 | 0 |
| GRANTOR: CONNER JENNIFER LEIGH | | | | | | |
| GRANTEE: CONNER WILLIAM FRED | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0296 | SHED METAL | 0 | 100 | 8 | 10 | UT | 5.00 | 5.00 | 100 | 1999 | 1999 | 3 | 100 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 12 | 16 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 960 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 4 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 8 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 200 | |
| 9 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |

| TOTAL OB/XF | | | | | | | | | | | | 16,360 | | | | |
|-------------|---------|----------|----------|-----------|---------|--|--|--|--|--|--|--------|--|--|--|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W76 S14 E76 N14\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | 16,360 | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|
| 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 | 100 | | A-1 | 0.00 | 0.00 | 3.33 | AC | | 1.00 | 1.00 | 0.75 | 3,500.00 | 2,625.00 | 8,741 | | | | | | | | | | | |
| 2 | 0102 | C | SFR/MH | 0 | | A-1 | 0.00 | 0.00 | 3.33 | AC | | 1.00 | 1.00 | 0.75 | 3,500.00 | 2,625.00 | 8,741 | | | | | | | | | | | |

