

BEG AT SW COR OF SEC, RUN NE  
1887.94, E 1323.92 FT, SOUTH  
1322.84 FT TO SEC LINE, WEST

OSCEOLA TREE FARM LLC  
4301-A 34TH ST NORTH  
ST PETERSBURG, FL 33714

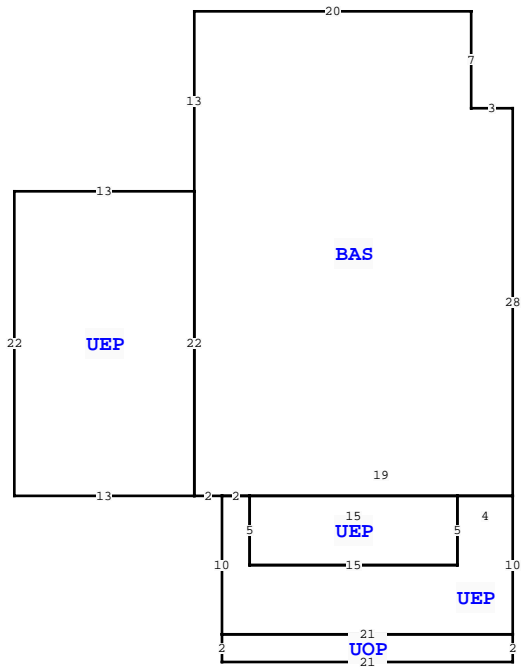
2026

34-1S-17-04645-000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION               |       |
|--------------------------|------------------|----------------------------|-------|
| ELEMENT                  | CD               |                            |       |
| Exterior Wall            | 05               | AVERAGE 100                |       |
| Roof Structur            | 03               | GABLE/HIP 100              |       |
| Roof Cover               | 12               | MODULAR MT 100             |       |
| Interior Wall            | 02               | WALL BD/WD 100             |       |
| Interior Floo            | 14               | CARPET 90                  |       |
| Interior Floo            | 08               | SHT VINYL 10               |       |
| Air Condition            | 02               | WINDOW 100                 |       |
| Heating Type             | 02               | CONVECTION 100             |       |
| Bedrooms                 |                  | 2 100                      |       |
| Bathrooms                |                  | 1 100                      |       |
| Frame                    |                  | N/A 100                    |       |
| Stories                  | 1.               | 1. 100                     |       |
| Architectual             | 05               | CONV 100                   |       |
| Units                    |                  | 0 100                      |       |
| Condition Adj            | 03               | 03 100                     |       |
| Kitchen Adjus            | 01               | 01 100                     |       |
| Quality                  | 03               | 03                         |       |
| DOR CODE                 | 5000 IMPROVED AG |                            |       |
| MAP NUM                  |                  | MKT AREA                   | 05    |
| NEIGHBORHOOD/LOC         | 1117.00          | 1.00/                      |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE                | YEAR  |
| BAS                      | 784              | 100                        |       |
| UEP                      | 75               | 60                         |       |
| UEP                      | 135              | 60                         |       |
| UEP                      | 286              | 60                         |       |
| UOP                      | 42               | 20                         |       |
| TOTALS                   | 1,322            |                            | 1,090 |
| EXTRA FEATURES           |                  | 1317 NE DREW RD, LAKE CITY |       |

| MARKET ADJUSTMENTS                              |     |           |             |                |                |      |      |      |      |      |        |       |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0100  | 01  | 1,090     | 84.2724     | 94.39          | 102,885        | 1940 | 1940 |      | 0    | 0    | 35.00  | 65.00 |  |
| 1 SINGLE FAM 0% - 0 Heated Area: 784 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 66,875      |   |
| TOTAL MARKET OB/XF VALUE  |           | 1,800       |   |
| TOTAL LAND VALUE - MARKET |           | 161,600     |   |
| TOTAL MARKET VALUE        |           | 99,485      |   |
| SOH/AGL Deduction         |           | 0           |   |
| ASSESSED VALUE            |           | 99,485      |   |
| TOTAL EXEMPTION VALUE     |           | 0           |   |
| BASE TAXABLE VALUE        |           | 99,485      |   |
| TOTAL JUST VALUE          |           | 230,275     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 230,275     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
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| SALES DATA                   |           |           |       |       |        |            |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1260/0616                    | 8/20/2013 | WD        | Q     | I     | 05     | 205,000    |
| GRANTOR: AMIRA A FAYAD       |           |           |       |       |        |            |
| GRANTEE: ASCEOLA TREE FARM L |           |           |       |       |        |            |
| 1195/0916                    | 5/14/2010 | WD        | Q     | I     | 01     | 240,000    |
| GRANTOR: ROBERT A LAFATA     |           |           |       |       |        |            |
| GRANTEE: AMIRA A FAYAD       |           |           |       |       |        |            |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 12/07/2022 | MLU     |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W3 N7 W20 S13 UEP= W13 S22 E13 N22\$ S22 E2 UEP= S10     |  |
| UOP= S2 E21 N2 W21\$ E21 N10 W4 S5 W15 N5 W2\$ E2 UEP= S5 E15 |  |
| N5 W15\$ E19 N28\$.   |  |

| 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                 | 0040       | BARN, POLE  | 0       | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 200             |       |
| 2                 | 0040       | BARN, POLE  | 0       | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 400             |       |
| 3                 | 0040       | BARN, POLE  | 0       | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2015    | 2015        | 3 | 100    | 1,200           |       |
| TOTAL OB/XF 1,800 |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| 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                  | 0   |     | A-1      | 0.00  | 0.00  | 2.00        | AC          |     | 1.00     | 1.00   | 1.00    | 2,500.00   | 2,500.00       | 5,000      |                             |      |         |      |     |    |        |
| 2                | 5500     | A   | TIMBER 2             | 0   |     | A-1      | 0.00  | 0.00  | 58.00       | AC          |     | 1.00     | 1.00   | 1.00    | 445.00     | 445.00         | 25,810     |                             |      |         |      |     |    |        |
| 3                | 9910     | M   | MKT. VAL. AG         | 0   |     | A-1      | 0.00  | 0.00  | 58.00       | AC          |     | 1.00     | 1.00   | 1.00    | 2,700.00   | 2,700.00       | 156,600    |                             |      |         |      |     |    |        |