

LOT 17 PLANTATION VILLAGE S/D.  
816-2412, WD 983-449. WD 1192-79

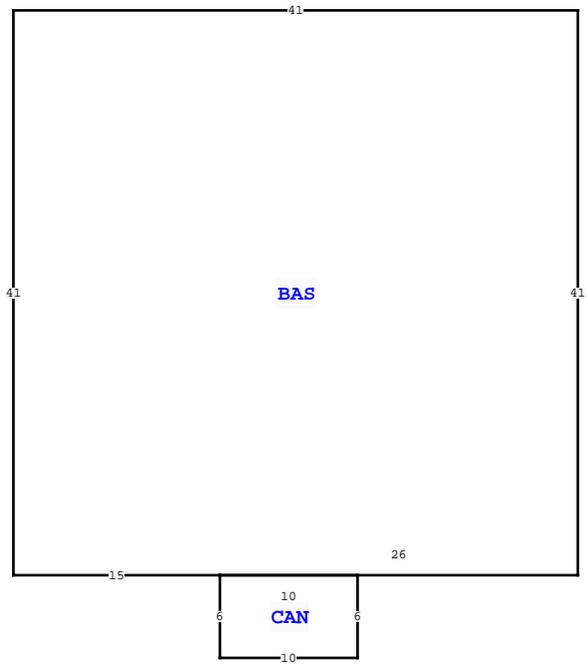
AGRIDALE LLC  
222 SW 131 ST  
NEWBERRY, FL 32669

**2026**

34-3S-16-02461-517  
VALUATION SUMMARY

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 19               | COMMON BRK   | 100  |
| Roof Structur            | 04               | WOOD TRUSS   | 100  |
| Roof Cover               | 03               | COMP SHNGL   | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floor           | 14               | CARPET       | 90   |
| Interior Floor           | 15               | HARDTILE     | 10   |
| Ceiling                  | 02               | F.NOT SUS    | 100  |
| Air Condition            | 06               | ENG CENTRL   | 100  |
| Heating Type             | 09               | ENG F AIR    | 100  |
| Fixtures                 |                  | 6            | 100  |
| Frame                    | 02               | WOOD FRAME   | 100  |
| Story Height             |                  | 8            | 100  |
| RMS                      |                  | 3            | 100  |
| Stories                  | 1.               | 1.           | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 03               | 03           | 100  |
| Quality                  | 07               | 07           |      |
| DOR CODE                 | 1700             | OFFICE BLD   | 1STY |
| MAP NUM                  |                  | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 34316.080        | 1.00/        |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 1,681            | 100          |      |
| CAN                      | 60               | 30           |      |
| TOTALS                   | 1,741            |              |      |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                                 |  |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|---------------------------------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                                 |  |
| 1                  | OFFICE MED | 0%        | - 0         |                |                |     |     |      |      |      |        | Heated Area: 1681<br>HX Base Yr |  |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 1       |
|---------------------------|-----------|-------------|---------|
| VALUATION BY              |           | STANDARD    |         |
| Tax Group: 1              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 125,304 |
| TOTAL MARKET OB/XF VALUE  |           |             | 6,146   |
| TOTAL LAND VALUE - MARKET |           |             | 66,152  |
| TOTAL MARKET VALUE        |           |             | 197,602 |
| SOH/AGL Deduction         |           |             | 0       |
| ASSESSED VALUE            |           |             | 197,602 |
| TOTAL EXEMPTION VALUE     |           |             | 0       |
| BASE TAXABLE VALUE        |           |             | 197,602 |
| TOTAL JUST VALUE          |           |             | 197,602 |
| NCON VALUE                |           |             | 0       |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 194,754 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 1698       | ADDN COMM   | 293 | 04/13/2010 |
| 2679       | COMMERCIAL  | 360 | 06/30/2003 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1192/0079                      | 3/29/2010 | WD        | U   | I   | 30     | 305,000    |
| GRANTOR: JULIAN D & CONNIE M E |           |           |     |     |        |            |
| GRANTEE: AGRIDALE LLC          |           |           |     |     |        |            |
| 0983/0449                      | 5/12/2003 | WD        | Q   | V   |        | 85,000     |
| GRANTOR: D CRAPPS, R COLE PLA  |           |           |     |     |        |            |
| GRANTEE: JULIAN D & CONNIE M   |           |           |     |     |        |            |

| 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              | 0166       | CONC, PAVMT | 0       | 0 | 0 | 477.00   | UT | 2.00  | 2.00           | 100       | 2003    | 2003        | 3 | 100    | 954             |       |
| 2              | 0260       | PAVEMENT-A  | 0       | 0 | 0 | 4,720.00 | UT | 1.10  | 1.10           | 100       | 2003    | 2003        | 3 | 100    | 5,192           |       |

| TOTAL OB/XF                    |  |  |  |  |  |  |  |  |  |  |  |  |  | 6,146    |           |
|--------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|----------|-----------|
| 4447 NW AMERICAN LN, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |  |  | BLD DATE | LGL DATE  |
|                                |  |  |  |  |  |  |  |  |  |  |  |  |  | XF DATE  | LAND DATE |
|                                |  |  |  |  |  |  |  |  |  |  |  |  |  | INC DATE | AG DATE   |

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

| BUILDING DIMENSIONS                              |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W41 S41 E15 CAN= S6 E10 N6 W10\$ E26 N41\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                | 1700     | C   | 1STORY OFF           | 0   |     | CG       | 0.00  | 0.00  | 20,046.00   | SF        |     | 1.00     | 1.00   | 1.10        | 3.00       | 3.30           | 66,152     |                             |      |         |      |     |    |        |