LOT 7C FOREST PLANTATION COMMERC
WD 1231-151, DC 1356-1857, QC 14

K2 HOMES LLC
175 NW AMENITY CT
LAKE CITY, FL 32055

2027

34-3S-16-02461-607

BUILDING CHARACTERISTICS

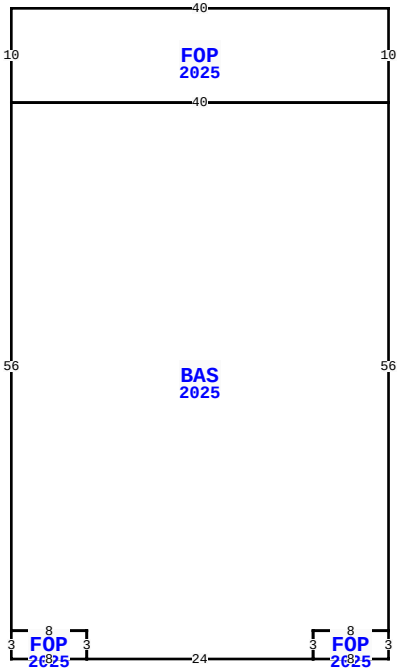
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Quality	06	06
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,312	100	2025	2,312	271,507
FOP	24	30	2025	7	822
FOP	24	30	2025	7	822
FOP	400	30	2025	120	14,092
TOTALS	2,760			2,446	287,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,446	136.3440	118.62	290,145	2024	2024	0	0	0	1.00	99.00

1 DUPLEX 0% - 2026 Heated Area: 2312 HX Base Yr



302 NW LAKE CITY AVE 102, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	577,389
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	32,320
TOTAL MARKET VALUE	619,309
SOH/AGL Deduction	0
ASSESSED VALUE	619,309
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	619,309
TOTAL JUST VALUE	619,309
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	619,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054013	Right-of-Way Acce		09/09/2025
25-0358	NEW DUPLEX		04/11/2025
24-0703	NEW DUPLEX		09/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/2059	1/23/2025	QC	U	V	11	100
GRANTOR: GANSKOP MARK						
GRANTEE: K2 HOMES LLC						
1517/2659	6/26/2024	WD	Q	V	05	100,000
GRANTOR: NORTH JEAN B						
GRANTEE: GANSKOP MARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-70,-30] S56 E8 S3 E24 N3 E8 N56 W40 $
FOP=[YR=2025;ORIG=-70,-40] S10 E40 N10 W40 $
FOP=[YR=2025;ORIG=-70,26] S3 E8 N3 W8 $
FOP=[YR=2025;ORIG=-38,26] S3 E8 N3 W8 $
.

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	0166	CONC,PAVMT	0	0	0	0	1,600.00	UT	3.00	3.00	100	2025	2024		100	4,800	
2	0166	CONC,PAVMT	0	0	0	0	1,600.00	UT	3.00	3.00	100	2026	2025		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	0800	C	MULTI-FAM	0		RO	0.00	0.00	23,086.00	SF		1.00	1.00	0.80	1.75	1.40	32,320							

REVIEW DATE 08/06/2025 BY ME Total Acres: 0.53 Total Land Value: 32,320 Market: 0 Agricultural: 0 Common: 32,320 PRINTED 11/16/2026 BY SYS

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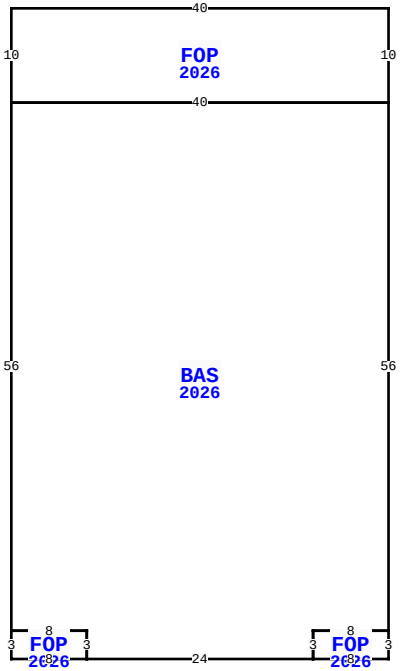
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FOP	24	30	2026	7	830
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2 DUPLEX 0% - 2026 Heated Area: 2312 HX Base Yr



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FOP=[YR=2026;ORIG=10,56] S3 E8 N3 W8 $
FOP=[YR=2026;ORIG=42,56] S3 E8 N3 W8 $
.

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

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