COMM SE COR OF SE1/4 OF SW1/4, R
E 705.48 FT TO N R/W CR-252 FOR
E 599.31 FT, W 182.81 FT, S 6 DE

FIRST COAST ROAD RANGERS, LLC
11461 BOOTE BLVD
JACKSONVILLE, FL 32218

2027

34-3S-16-02476-000

BUILDING CHARACTERISTICS

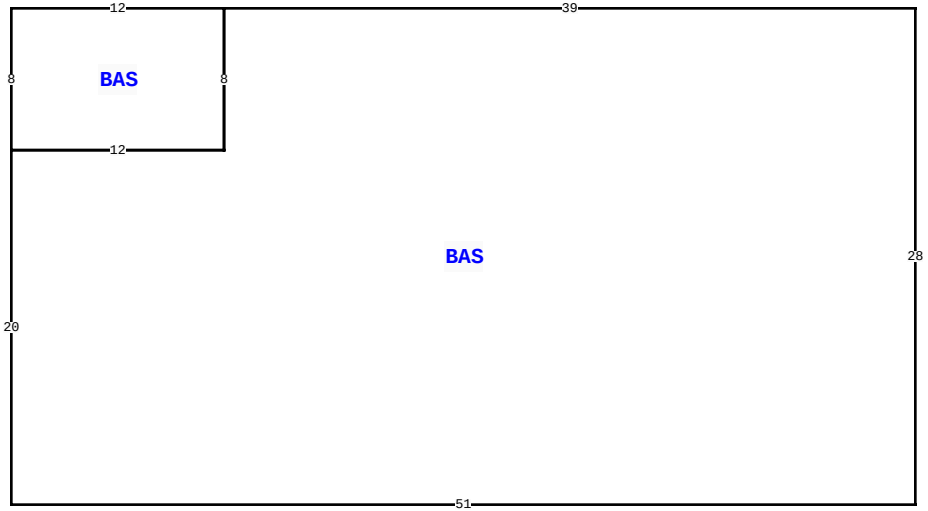
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0111	SFRES/STORE/SHOP
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	96	100		96	7,948
BAS	1,332	100		1,332	110,286
TOTALS	1,428			1,428	118,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	115.8000	127.38	181,899	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1428 HX Base Yr



399 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	0	0	0	2,008.00	UT	1.50	1.50	100	2000	2000	3	100	3,012	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	25	2000	2000	3	25	125	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
4	0041	BARN,MACH	0	0	12	17	204.00	UT	7.00	7.00	100	2018	2018	3	100	1,428	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	354,231
TOTAL MARKET OB/XF VALUE	4,765
TOTAL LAND VALUE - MARKET	55,430
TOTAL MARKET VALUE	414,426
SOH/AGL Deduction	0
ASSESSED VALUE	414,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	414,426
TOTAL JUST VALUE	414,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	416,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049057	Roof Replacement	7,900	01/19/2024
000048438	Electrical Servic	1,400	10/18/2023
000042696	Electrical Servic	0	09/07/2021
15852	STORAGE	200	08/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2646	1/15/2025	WD	U	I	11	100
GRANTOR: EAST BROAD STATION LL						
GRANTEE: FIRST COAST ROAD RA						
1532/1159	1/15/2025	WD	Q	I	01	575,000
GRANTOR: EAST BROAD STATION LL						
GRANTEE: FIRST COAST ROAD RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 BAS= W12 S8 E12 N8$S8 W12 S20 E51 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,765

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	0111	C	SFR/COMMERCI	0		00	0.00	0.00	2.41	AC		1.00	1.00	1.00	23,000.00	23,000.00	55,430							

REVIEW DATE 07/16/2025 BY TP Total Acres: 2.41 Total Land Value: 55,430 Market: 0 Agricultural: 0 Common: 55,430 PRINTED 11/17/2026 BY SYS

COMM SE COR OF SE1/4 OF SW1/4, R
E 705.48 FT TO N R/W CR-252 FOR
E 599.31 FT, W 182.81 FT, S 6 DE

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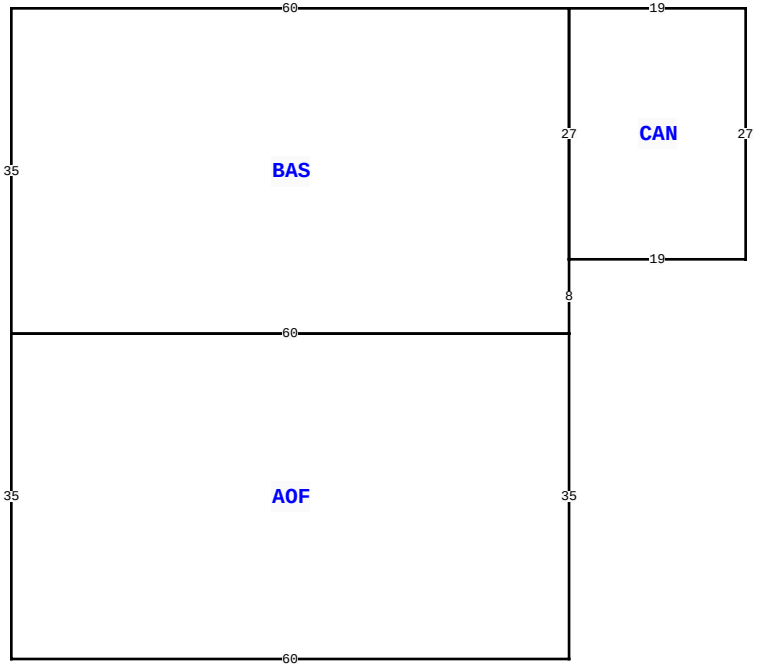
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	05	STEEL 100
Story Height		15 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0111	SFRES/STORE/SHOP
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
AOF	2,100	150		3,150	137,563
BAS	2,100	100		2,100	91,709
CAN	513	30		154	6,725
TOTALS	4,713			5,404	235,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	5,404	133.6200	50.78	274,415	2000	2010	0	0	0	14.00	86.00

2 PREF M B A 0% - 2026 Heated Area: 4200 HX Base Yr



399 SW DEPUTY J DAVIS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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GRANTEE: FIRST COAST ROAD RA						
1532/1159	1/15/2025	WD	Q	I	01	575,000
GRANTOR: EAST BROAD STATION LL						
GRANTEE: FIRST COAST ROAD RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N8 CAN= E19 N27 W19 S27$ N27 W60 S35 AOF= S35 E60 N35 W60$ E60$.

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

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 07/16/2025 BY TP Total Acres: 2.41 Total Land Value: 55,430 Market: 0 Agricultural: 0 Common: 55,430 PRINTED 11/17/2026 BY SYS