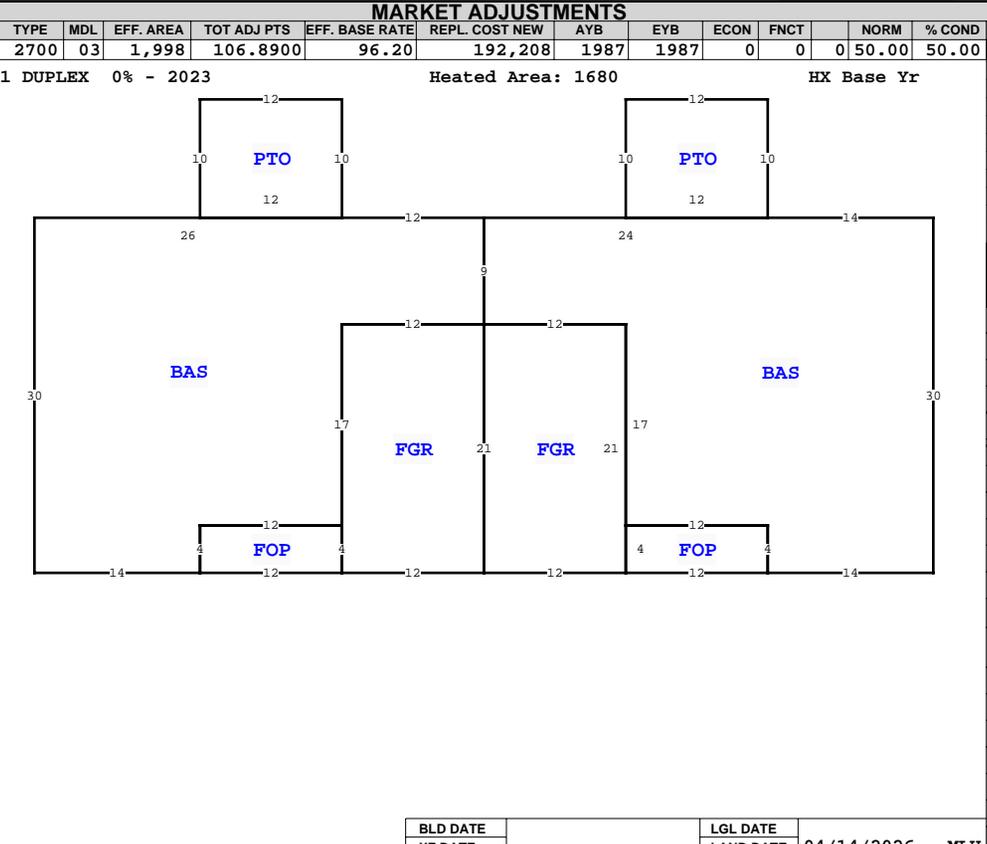


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Story Height		8	100		
RMS		0	100		
Stories	1.	1.	100		
Units		2	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0800	MULTI-FAM	<10		
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	34316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	40,404
BAS	840	100		840	40,404
FGR	252	55		139	6,686
FGR	252	55		139	6,686
FOP	48	30		14	674
FOP	48	30		14	674
PTO	120	5		6	289
PTO	120	5		6	289
TOTALS	2,520			1,998	96,104



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		192,308
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		229,008
SOH/AGL Deduction		0
ASSESSED VALUE		229,008
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		229,008
TOTAL JUST VALUE		229,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/696	5/09/2022	WD	U	I	11	100

GRANTOR: BRENNAN JOHN  
GRANTEE: FOUR LEASE PROPERTI

1347/0050	10/30/2017	WD	Q	I	01	200,000

GRANTOR: DARRELL & KATHY HUNT  
GRANTEE: JOHN & CINDI BRENNA

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS= W12 PTO= N10 W12 S10 E12\$ W26 S30 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N21 W12 S17\$ N17 E12 N9 \$ BAS= S9 FGR= S21 E12 N21 W12\$ E12 S17 FOP= S4 E12 N4 W12\$E12 S4 E14 N30 W14 PTO= N10 W12 S10 E12\$ W24\$.

**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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

**LAND DESCRIPTION**

TOTAL OB/XF										1,700														
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	0800	C	MULTI-FAM	0		RMF-1220.00	100.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

LOT 16 BLOCK A GATORWOOD S/D.  
833-2488, WD 1347-50, WD 1466-69

FOUR LEASE PROPERTIES LLC  
358 SE WOODHAVEN ST  
LAKE CITY, FL 32025

**2026**

34-3S-16-02484-023  
COLUMBIA COUNTY PROPERTY PAGE 2 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	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		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
BAS	840	100	
FGR	252	55	
FGR	252	55	
FOP	48	30	
FOP	48	30	
PTO	120	5	
PTO	120	5	
TOTALS	2,520		1,998
EXTRA FEATURES		TOT ADJ AREA	SUBAREA MARKET VALUE
		840	40,446
		840	40,446
		139	6,693
		139	6,693
		14	674
		14	674
		6	289
		6	289

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 DUPLX	0%	2023		96.30	192,407	1987	1987	0	0	50.00	50.00
Heated Area: 1680 HX Base Yr											
355 NW LAKE CITY AVE, LAKE CITY											
BLD DATE			LGL DATE			04/14/2026			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		192,308
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		229,008
SOH/AGL Deduction		0
ASSESSED VALUE		229,008
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		229,008
TOTAL JUST VALUE		229,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,328

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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
TOTAL OB/XF 0																

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