COMM INTERS W LINE OF SW 1/4 OF R/W CR-252, RUN NE 300 FT FOR PO FT, E 104.64 FT, NE 141.65 FT TO

CBI UNLIMITED 1, LLC
P O BOX 1514
LAKE CITY, FL 32056

2027

34-3S-16-02491-002

BUILDING CHARACTERISTICS

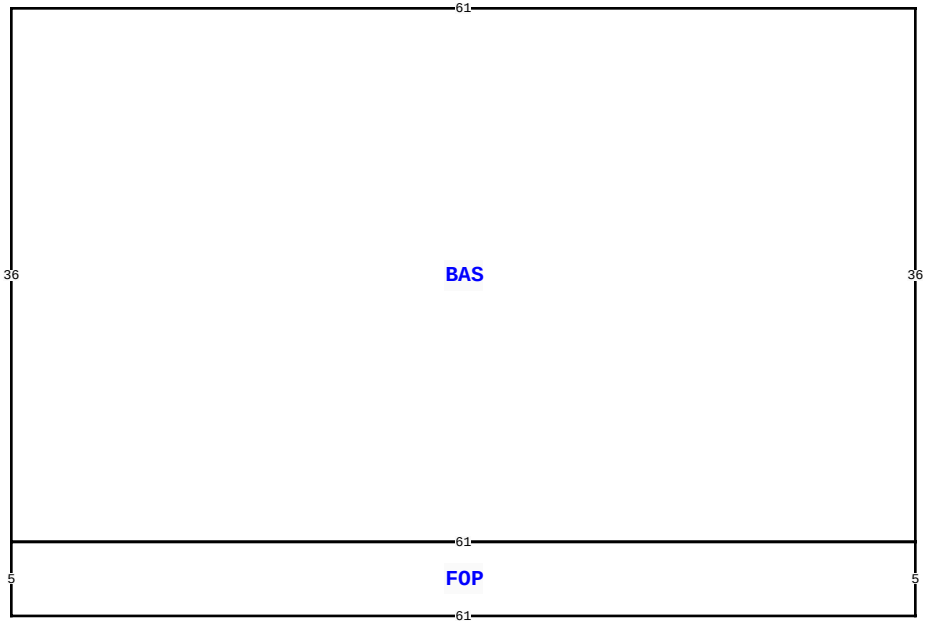
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1700	OFFICE BLD 1STY
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	2,196	100		2,196	81,033
FOP	305	30		92	3,395
TOTALS	2,501			2,288	84,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,288	99.7300	73.80	168,854	1988	1988	0	0	0	50.00	50.00

5 OFFICE LOW 0% - 2025 Heated Area: 2196 HX Base Yr



4158 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	14,400.00	14,400.00	50	1993	1993	3	50	7,200	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,710	
3	0010	BARN,BLK	0	0	232	20	4,640.00	UT	1.00	1.00	100	1986	1986	3	100	4,640	
4	0010	BARN,BLK	0	0	270	10	2,700.00	UT	1.00	1.00	100	1990	1990	3	100	2,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	393,398
TOTAL MARKET OB/XF VALUE	17,250
TOTAL LAND VALUE - MARKET	550,245
TOTAL MARKET VALUE	960,893
SOH/AGL Deduction	0
ASSESSED VALUE	960,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	960,893
TOTAL JUST VALUE	960,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	960,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053730	Electrical Servic		07/31/2025
000044578	Remodel	75,000	06/02/2022
000044546	Roof Replacement	27,400	05/26/2022
000042841	Roof Replacement	22,524	09/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/792	6/28/2024	WD	U	I	11	100
GRANTOR: CLARY THOMAS A						
GRANTEE: CBI UNLIMITED 1, IN						
1509/1635	10/18/2023	QC	U	I	11	100
GRANTOR: CBI UNLIMITED, INC						
GRANTEE: CLARY THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S36 FOP= S5 E61 N5 W61$E61 N36$.

LAND DESCRIPTION

TOTAL OB/XF 17,250

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	1700	C	1STORY OFF	0		00	0.00	0.00	84,071.00	SF		1.00	1.00	0.60	11.00	6.55	550,245							

REVIEW DATE 03/18/2026 BY JB Total Acres: 1.93 Total Land Value: 550,245 Market: 0 Agricultural: 0 Common: 550,245 PRINTED 11/16/2026 BY SYS

COMM INTERS W LINE OF SW 1/4 OF R/W CR-252, RUN NE 300 FT FOR PO FT, E 104.64 FT, NE 141.65 FT TO

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2027

34-3S-16-02491-002

BUILDING CHARACTERISTICS

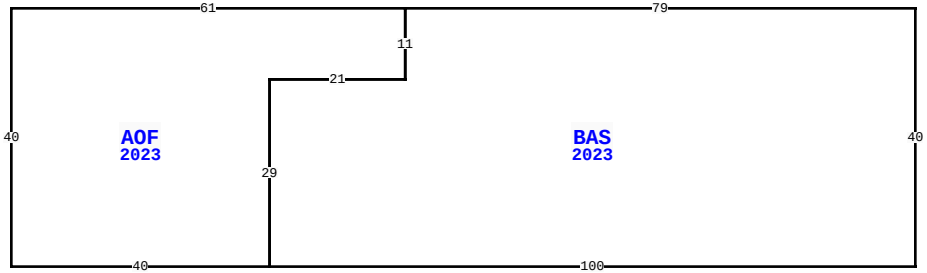
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	1,831	150	2023	2,746	75,335
BAS	3,769	100	2023	3,769	103,401
TOTALS	5,600			6,515	178,735

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	6,515	80.5980	29.82	194,277	1990	2015	0	0	0	8.00	92.00

6 C B MISC 0% - 2025 Heated Area: 5600 HX Base Yr



4158 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
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ASSESSED VALUE	960,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	960,893
TOTAL JUST VALUE	960,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	960,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/792	6/28/2024	WD	U	I	11	100
GRANTOR: CLARY THOMAS A						
GRANTEE: CBI UNLIMITED 1, IN						
1509/1635	10/18/2023	QC	U	I	11	100
GRANTOR: CBI UNLIMITED, INC						
GRANTEE: CLARY THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2023;ORIG=10,10] S40 E40 N29 E21 N11 W61 $
BAS=[YR=2023;ORIG=71,10] S11 W21 S29 E100 N40 W79 $
.

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 03/18/2026 BY JB Total Acres: 1.93 Total Land Value: 550,245 Market: 0 Agricultural: 0 Common: 550,245 PRINTED 11/16/2026 BY SYS

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Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	600	150	2023	900	23,921
BAS	4,000	100	2023	4,000	106,315
TOTALS	4,600			4,900	130,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	06	4,900	78.0740	28.89	141,561	1986	2015	0	0	0	8.00	92.00

7 C B MISC 0% - 2025 Heated Area: 4600 HX Base Yr



4158 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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TOTAL JUST VALUE	960,893
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	960,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1509/1635	10/18/2023	QC	U	I	11	100
GRANTOR: CBI UNLIMITED, INC						
GRANTEE: CLARY THOMAS A						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=2023;ORIG=10,-10] S20 E30 N20 W30 $
BAS=[YR=2023;ORIG=40,-10] S20 E200 N20 W200 $
.

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 03/18/2026 BY JB Total Acres: 1.93 Total Land Value: 550,245 Market: 0 Agricultural: 0 Common: 550,245 PRINTED 11/16/2026 BY SYS