COMM NE COR, RUN S 1534.50 FT
TO S R/W SAL RR, RUN W ALONG
R/W 1351.50 FT FOR POB, RUN S

ETHAN PROPERTIES INC
4406 FLEXER DR
HERNANDO BEACH, FL 34607

2027

34-3S-17-06876-000

BUILDING CHARACTERISTICS

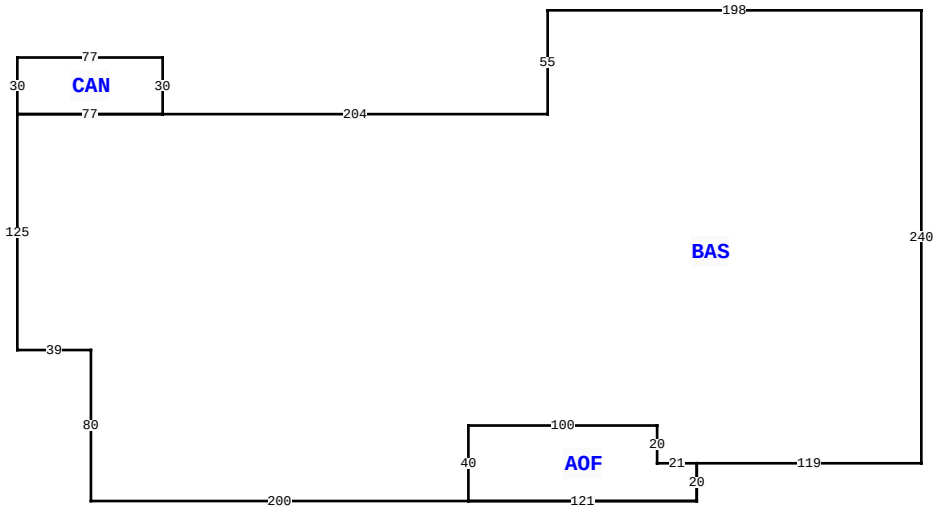
ELEMENT	CD	CONSTRUCTION
Exterior Wall	29	NONE 70
Exterior Wall	24	CORG METAL 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		20 100
Frame	05	STEEL 100
Story Height		14 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	02	02 100
Quality	01	01
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	4,420	150		6,630	22,343
BAS	103,585	100		103,585	349,081
CAN	2,310	30		693	2,335
TOTALS	110,315			110,908	373,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8000	06	110,908	39.1804	16.85	1,868,800	1960	1960	0	0	30	50.00	20.00

1 MANUF LGHT 0% - 0 Heated Area: 108005 HX Base Yr



2525 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	10,000.00	10,000.00	50	0	0	3	50	5,000	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	1,500	
5	0040	BARN,POLE	0	0	40	90	3,600.00	UT	2.00	2.00	100	2008	2008	3	100	7,200	
6	0040	BARN,POLE	0	0	30	100	3,000.00	UT	2.00	2.00	100	2008	2008	3	100	6,000	
7	0040	BARN,POLE	0	0	14	190	2,660.00	UT	2.00	2.00	50	2008	2008	3	50	2,660	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	451,424
TOTAL MARKET OB/XF VALUE	25,160
TOTAL LAND VALUE - MARKET	199,971
TOTAL MARKET VALUE	676,555
SOH/AGL Deduction	0
ASSESSED VALUE	676,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	676,555
TOTAL JUST VALUE	676,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	676,555

SALE:2:1: INCLUDED PARCEL #06878-000

SALE:1:1: PREVIOUS CONCORD-CHAMPION MOBILE HOME MF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051550	Electrical Servic	1,000	11/18/2024
000042017	Electrical Servic	30,000	05/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0510	4/13/1994	WD	Q	I		395,000
GRANTOR: HARRY C DENUNE						
GRANTEE: ETHAN PROPERTIES IN						
0695/0166	8/22/1989	WD	U	I	35	255,000
GRANTOR: CONCORD-CHAMPION						
GRANTEE: DENUNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W198 S55 W204 CAN= N30 W77 S30 E77$ W77 S125 E39 S80 E200 AOF= N40 E100 S20 E21 S20 W121$ E121 N20 E119 N240$.

LAND DESCRIPTION

TOTAL OB/XF 25,160

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	4100	C	LIGHT MFG	0		00	0.00	0.00	13.07	AC		1.00	1.00	0.90	17,000.00	15,300.00	199,971							

REVIEW DATE 02/12/2025 BY mark Total Acres: 13.07 Total Land Value: 199,971 Market: 0 Agricultural: 0 Common: 199,971 PRINTED 11/16/2026 BY SYS

COMM NE COR, RUN S 1534.50 FT
TO S R/W SAL RR, RUN W ALONG
R/W 1351.50 FT FOR POB, RUN S

ETHAN PROPERTIES INC
4406 FLEXER DR
HERNANDO BEACH, FL 34607

2027

34-3S-17-06876-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		20 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	02	02

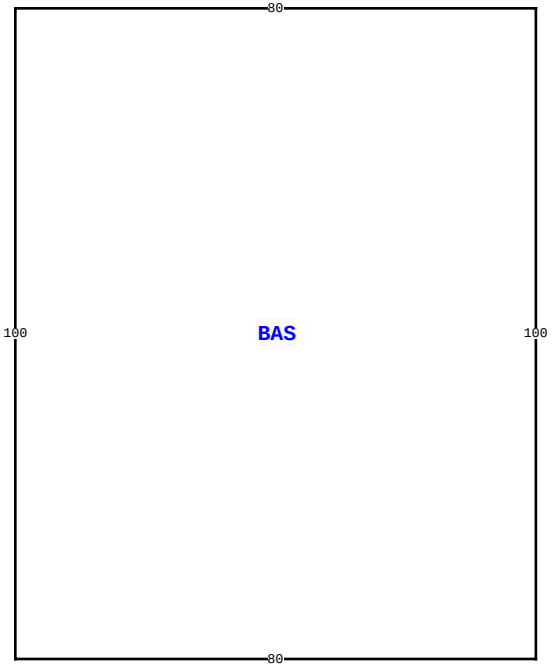
DOR CODE	4100	LIGHT MANUFACTURE	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,000	100		8,000	47,304
TOTALS	8,000			8,000	47,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8700	06	8,000	51.8670	19.71	157,680	1965	1965	0	0	30	40.00	30.00

2 PREF M B A 0% - 0 Heated Area: 8000 HX Base Yr



2525 E DUVAL ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	451,424
TOTAL MARKET OB/XF VALUE	25,160
TOTAL LAND VALUE - MARKET	199,971
TOTAL MARKET VALUE	676,555
SOH/AGL Deduction	0
ASSESSED VALUE	676,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	676,555
TOTAL JUST VALUE	676,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	676,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0510	4/13/1994	WD	Q	I		395,000
GRANTOR: HARRY C DENUNE						
GRANTEE: ETHAN PROPERTIES IN						
0695/0166	8/22/1989	WD	U	I	35	255,000
GRANTOR: CONCORD-CHAMPION						
GRANTEE: DENUNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W80 S100 E80 N100$.

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 02/12/2025 BY mark Total Acres: 13.07 Total Land Value: 199,971 Market: 0 Agricultural: 0 Common: 199,971 PRINTED 11/16/2026 BY SYS

COMM NE COR, RUN S 1534.50 FT
TO S R/W SAL RR, RUN W ALONG
R/W 1351.50 FT FOR POB, RUN S

ETHAN PROPERTIES INC
4406 FLEXER DR
HERNANDO BEACH, FL 34607

2027

34-3S-17-06876-000

BUILDING CHARACTERISTICS

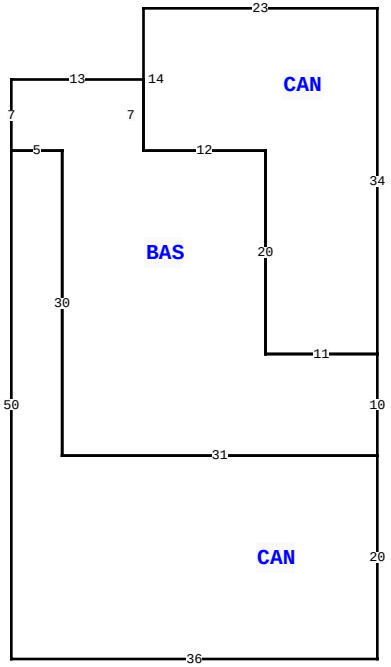
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition		N/A 100
Heating Type		N/A 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	02	02
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	801	100		801	19,851
CAN	542	30		163	4,039
CAN	870	30		261	6,468
TOTALS	2,213			1,225	30,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,225	49.9800	36.99	45,313	2000	2000	0	0	0	33.00	67.00

3 OFFICE LOW 0% - 0 Heated Area: 801 HX Base Yr



2525 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

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

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

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ASSESSED VALUE	676,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	676,555
TOTAL JUST VALUE	676,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	676,555

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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GRANTEE: ETHAN PROPERTIES IN						
0695/0166	8/22/1989	WD	U	I	35	255,000
GRANTOR: CONCORD-CHAMPION						
GRANTEE: DENUNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S7 CAN= S50 E36 N20 W31 N30 W5$ E5 S30 E31 N10 CAN= N34 W23 S14 E12 S20 E11$ W11 N20 W12 N7$.

REVIEW DATE 02/12/2025 BY mark Total Acres: 13.07 Total Land Value: 199,971 Market: 0 Agricultural: 0 Common: 199,971 PRINTED 11/16/2026 BY SYS