

COMM NW COR OF SEC, RUN E
853.30 FT FOR POB, RUN S
1426.60 FT, W 1320 FT, RUN N

FLORIDA CORRECTIONAL FINANCE CORPORATION
4050 ESPLANADE WAY, PEPPER BLDG SUITE 680
TALLAHASSEE, FL 32399-0950

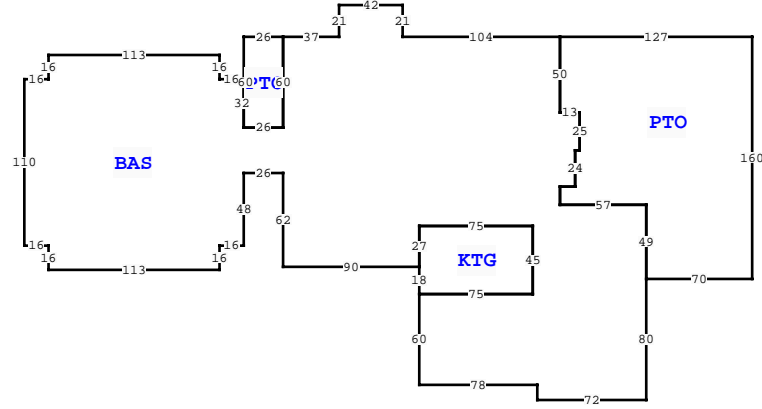
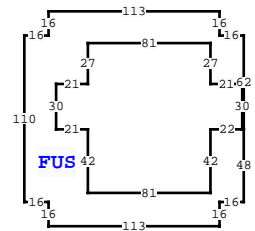
2026

34-3S-18-10339-002



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	23	REINF	CONC	100	
Roof Structur	12	REINFO/CON	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	03	PLASTER	100		
Interior Floo	04	C ABOVE GD	70		
Interior Floo	14	CARPET	30		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		240	100		
Frame	04	REIN CONC	100		
Story Height		9	100		
RMS		155	100		
Stories	2.	2.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	8787 STATE/PRISON				
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	1418.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60,991	100		60,991	517,314
FUS	10,287	100		10,287	593,245
KTG	3,375	125		4,219	243,307
PTO	1,560	5		78	4,498
PTO	16,962	5		848	48,904
TOTALS	93,175			76,423	4,07,269

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
9393	04	76,423	111.7200	99.43	7,598,739	1996	1996	0	0	0	42.00	58.00	
1 CORREC INS 0% - 0 Heated Area: 74653 HX Base Yr													



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

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	0260	PAVEMENT-A	0	0	0	0	96,820.00	UT	0.90	0.90	90	1996	1996	3	90	78,424	
2	0166	CONC, PAVMT	0	0	0	0	25,470.00	UT	1.50	1.50	90	1996	1996	3	90	34,385	
3	0160	CLFENCE 10	0	0	0	0	5,665.00	UT	15.00	15.00	90	1996	1996	3	90	76,478	
4	0253	LIGHTING	0	0	0	0	26.00	UT	800.00	800.00	90	1996	1996	3	90	18,720	
5	0253	LIGHTING	0	0	0	0	8.00	UT	1,000.00	1,000.00	90	1996	1996	3	90	7,200	
6	0030	BARN, MT	0	0	20	30	600.00	UT	25.00	25.00	100	0	0	3	100	15,000	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	9093	C	CORREC INS	0		A-1	0.00	0.00	40.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	160,000							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 7	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				13,904,924		
TOTAL MARKET OB/XF VALUE				230,207		
TOTAL LAND VALUE - MARKET				160,000		
TOTAL MARKET VALUE				14,295,131		
SOH/AGL Deduction				0		
ASSESSED VALUE				14,295,131		
TOTAL EXEMPTION VALUE		05		14,295,131		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				14,295,131		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				14,405,353		
PRMT:2:1: CHAPEL						
XFOB:3:1: HGHT 14 FT WITH RAZOR WIRE						
LAND:1:1: PORTION OF PROP IN SEC'S 27 & 33-3S-18E						
SALE:1:1: 40.00 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000046584	Roof Replacement	1,500,126	02/24/2023			
18983	COMMERCIAL	106	11/26/2001			
17298	ADDN COMM	540	08/08/2000			
14947	ADDN COMM	1,745	01/15/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0815/1299	12/21/1995	WD	Q	V		140,000
GRANTOR:NEKOOSA PACKAGING COR						
GRANTEE:FLORIDA FINANCE COR						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W113 S16 W16 S110 E16 S16 E113 N16 E16 N48 E26 S62 E90 KTG= S18 E75 N45 W75 S27N27 E75 S45 W75 S60 E78 S10 E72 N80 PTO= E70 N160 W127 S50 S13 S25 W3 S24 W10 S12 E57S49S N49 W57 N12 E10 N24 E3 N25 W13 N50 W104 N21 W42 S21 W37 PTO= W26 S60 E26 N60S S60W26 N32 W16 N16S PTR= N60 FUS= N16 E16 N48 W22 S42 W81 N42 W21 N30 E21 N27 E81 S27 E21 S30 E1 N62 W16 N16 W113 S16 W16 S110 E16 S16 E113S S60S.													

COMM NW COR OF SEC, RUN E
853.30 FT FOR POB, RUN S
1426.60 FT, W 1320 FT, RUN N

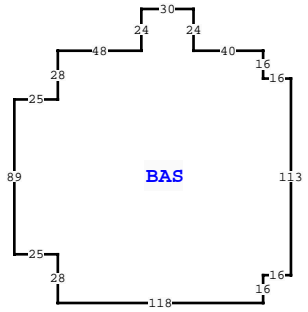
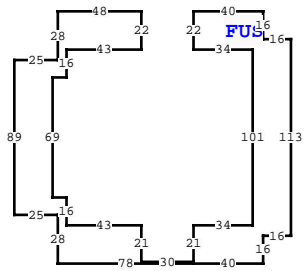
FLORIDA CORRECTIONAL FINANCE CORPORATION
4050 ESPLANADE WAY, PEPPER BLDG SUITE 680
TALLAHASSEE, FL 32399-0950

2026

34-3S-18-10339-002


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	23	REINF	CONC	100	
Roof Structur	12	REINFO/CON	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	03	PLASTER	100		
Interior Floo	04	C ABOVE GD	100		
Ceiling	02	F.NOT SUS	100		
Air Condition	06	ENG CENTRL	100		
Heating Type	09	ENG F AIR	100		
Fixtures		124	100		
Frame	04	REIN CONC	100		
Story Height		0	100		
RMS		108	100		
Stories	2.	2.	100		
Units		0	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	8787	STATE/PRISON			
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	1418.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,863	100		21,863	318,269
FUS	8,494	100		8,494	512,161
TOTALS	30,357			30,357	830,430

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
9393	04	30,357	116.8120	103.96	3,155,914	1996	1996	0	0	42.00	58.00		
2 CORREC INS 0% - 0 Heated Area: 30357 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 2 of 7	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			13,904,924
TOTAL MARKET OB/XF VALUE			230,207
TOTAL LAND VALUE - MARKET			160,000
TOTAL MARKET VALUE			14,295,131
SOH/AGL Deduction			0
ASSESSED VALUE			14,295,131
TOTAL EXEMPTION VALUE	05	14,295,131	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			14,295,131
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			14,405,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1299	12/21/1995	WD	Q	V		140,000
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: FLORIDA FINANCE COR						

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
7906 E US HIGHWAY 90 , LAKE CITY																
BLD DATE: LGL DATE: 04/14/2025 MLU																
XF DATE: LAND DATE: AG DATE:																
INC DATE:																
TOTAL OB/XF 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W30 S24 W48 S28 W25 S89 E25 S28 E118 N16 E16 N113 W16 N16 W40 N24 \$ PTR= N60 FUS= E40 N16 E16 N113 W16 N16 W40 S22 E34 S101 W34 S21 W30 N21 W43 N16 W8 N69 E8 N16 E43 N22 W48 S28 W25 S89 E25 S28 E78\$ S60\$.

LAND DESCRIPTION																								
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

COMM NW COR OF SEC, RUN E
853.30 FT FOR POB, RUN S
1426.60 FT, W 1320 FT, RUN N

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TALLAHASSEE, FL 32399-0950

2026

34-3S-18-10339-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	03	PLASTER 100	
Interior Floo	04	C ABOVE GD 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		10 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		7 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	05	05	
DOR CODE	8787 STATE/PRISON		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	9,960	100	
TOTALS	9,960		
TOTALS			9,960 657,370

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
4	CORREC	INS	0%	- 0																			
				Heated Area: 9960				HX Base Yr															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/14/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/14/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/14/2025	MLU																		
7906 E US HIGHWAY 90 , LAKE CITY																							

COLUMBIA COUNTY PROPERTY		PAGE 4 of 7	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		13,904,924	
TOTAL MARKET OB/XF VALUE		230,207	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		14,295,131	
SOH/AGL Deduction		0	
ASSESSED VALUE		14,295,131	
TOTAL EXEMPTION VALUE		05	14,295,131
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		14,295,131	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		14,405,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1299	12/21/1995	WD	Q	V		140,000
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: FLORIDA FINANCE COR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 N27 W98 S80 E138 N53\$.	

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
TOTALS																
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

COMM NW COR OF SEC, RUN E
853.30 FT FOR POB, RUN S
1426.60 FT, W 1320 FT, RUN N

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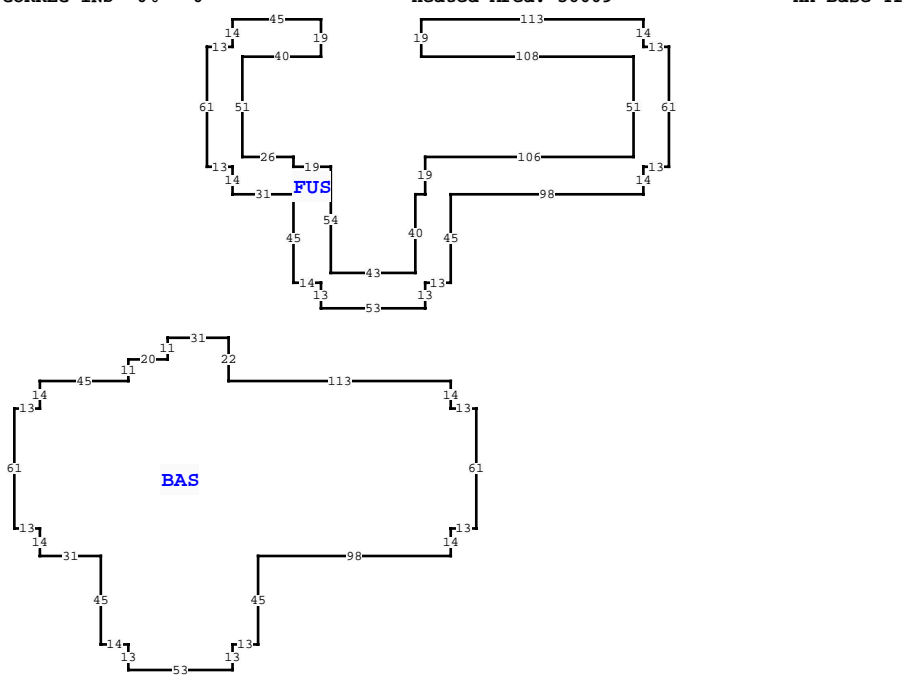
2026

34-3S-18-10339-002



ELEMENT		CD	CONSTRUCTION	
Exterior Wall	23	REINF	CONC	100
Roof Structur	12	REINFO/CON	100	
Roof Cover	04	BUILT-UP	100	
Interior Wall	03	PLASTER	100	
Interior Floo	04	C ABOVE GD	100	
Ceiling	02	F.NOT SUS	100	
Air Condition	06	ENG CENTRL	100	
Heating Type	09	ENG F AIR	100	
Fixtures		315	100	
Frame	04	REIN CONC	100	
Story Height		9	100	
RMS		160	100	
Stories	2.	2.	100	
Units		0	100	
Condition Adj	03	03	100	
Quality	05	05		
DOR CODE	8787 STATE/PRISON			
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	1418.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ MARKET VALUE
BAS	25,378	100		25,378,080,537
FUS	10,631	100		10,631,871,550
TOTALS	36,009			36,009,952,086

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
5	CORREC	INS	0%	- 0							
					Heated Area: 36009	HX Base Yr					



7906 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

COLUMBIA COUNTY PROPERTY		PAGE 5 of 7	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		13,904,924	
TOTAL MARKET OB/XF VALUE		230,207	
TOTAL LAND VALUE - MARKET		160,000	
TOTAL MARKET VALUE		14,295,131	
SOH/AGL Deduction		0	
ASSESSED VALUE		14,295,131	
TOTAL EXEMPTION VALUE	05	14,295,131	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		14,295,131	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		14,405,353	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1299	12/21/1995	WD	Q	V		140,000
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: FLORIDA FINANCE COR						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W113 N22 W31 S11 W20 S11 W45 S14 W13 S61 E13 S14 E31 S45 E14 S13 E53 N13 E13 N45 E98 N14 E13 N61 W13 N14\$ PTR= N50											
FUS= N45 E98 N14 E13 N61 W13 N14 W113 S19 E108 S51 W106 S19 W5 S40 W43 N54 W19 N5 W26 N51 E40 N19 W45 S14 W13 S61 E13 S14 E31 S45 E14 S13 E53 N13 E13\$ S50\$.											

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

COMM NW COR OF SEC, RUN E
853.30 FT FOR POB, RUN S
1426.60 FT, W 1320 FT, RUN N

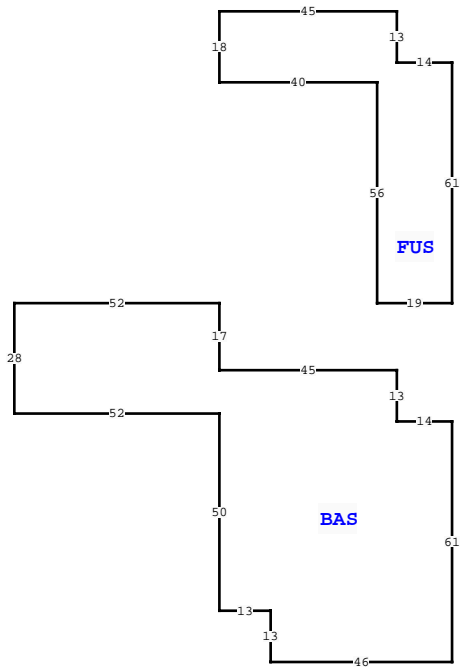
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4050 ESPLANADE WAY, PEPPER BLDG SUITE 680
TALLAHASSEE, FL 32399-0950

2026

34-3S-18-10339-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	23	REINF CONC	100
Roof Structur	12	REINFO/CON	100
Roof Cover	04	BUILT-UP	100
Interior Wall	03	PLASTER	100
Interior Floo	04	C ABOVE GD	100
Ceiling	02	F.NOT SUS	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		56	100
Frame	04	REIN CONC	100
Story Height		9	100
RMS		30	100
Stories	2.	2.	100
Units		0	100
Condition Adj	03	03	100
Quality	05	05	
DOR CODE	8787 STATE/PRISON		
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,471	100	
FUS	1,944	100	
TOTALS	7,415		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
9393	04	7,415	125.4400	111.64	827,811	2005	2005	0	0	23.00	77.00	
7 CORREC INS 0% - 0 Heated Area: 7415 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 7 of 7	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			13,904,924
TOTAL MARKET OB/XF VALUE			230,207
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TOTAL EXEMPTION VALUE	05	14,295,131	
BASE TAXABLE VALUE			0
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			14,405,353

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SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0815/1299	12/21/1995	WD	Q	V		140,000
GRANTOR: NEKOOSA PACKAGING COR						
GRANTEE: FLORIDA FINANCE COR						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 N13 W45 N17 W52 S28 E52 S50 E13 S13 E46 N61\$ PTR= N30 FUS= N61 W14 N13 W45 S18 E40 S56 E19\$ S30\$.	

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	