

LOT 4 LITTLE FORTY-SEVEN ACRES
S/D. ORB 647-457, 765-1707,
DC 909-759, 931-348, WD 1182-

PFS SOLUTIONS INC
P O BOX 3001
LAKE CITY, FL 32056

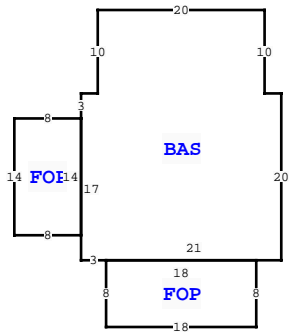
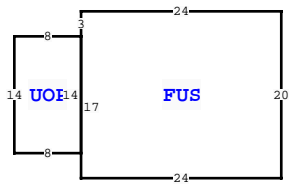
2026

35-4S-16-03293-104



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 15 | HARDTILE | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1.5 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 2. | 2. | 100 |
| Architectual Units | 05 | CONV | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 06 | 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 35416.020 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 680 | 100 | |
| FOP | 112 | 30 | |
| FOP | 144 | 30 | |
| FUS | 480 | 100 | |
| UOP | 112 | 20 | |
| TOTALS | 1,528 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,259 | 131.7443 | 147.55 | 185,765 | 1988 | 2000 | 0 | 0 | 31.25 | 68.75 |
| 1 SINGLE FAM 0% - 2021 Heated Area: 1160 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|--|-------------|-----------|----------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 127,713 |
| TOTAL MARKET OB/XF VALUE | | | 660 |
| TOTAL LAND VALUE - MARKET | | | 15,300 |
| TOTAL MARKET VALUE | | | 143,673 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 143,673 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 143,673 |
| TOTAL JUST VALUE | | | 143,673 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 144,666 |
| SALE:2:1: IMPROVEMENT NOT ON ROLL YET | | | |
| SALE:1:1: LOT 4, LITTLE FORTY-SEVEN ACRES | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| SALES DATA | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / RSN CD |
| 1413/1105 | 6/11/2020 | WD U | I 11 |
| GRANTOR: ROBERT S STEWART | | | |
| GRANTEE: PFS SOLUTIONS INC | | | |
| 1381/1463 | 3/27/2019 | WD U | I 11 |
| GRANTOR: R STEWART TRUSTEE OF | | | |
| GRANTEE: ROBERT S STEWART | | | |
| BUILDING NOTES | | | |
| BUILDING DIMENSIONS | | | |
| BAS= W2 N10 W20 S10 W2 S3 FOP= W8 S14 E8 N14\$ S17 E3 FOP= S8 E18 N8 W18\$ E21 N20 \$ PTR=N30 FUS= N20 W24 S3 UOP= W8 S14 E8 N14\$ S17 E24 \$ 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 |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 660 | |

| 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 |
| 1 | 0100 | C | SFR | 0 | | A-1 | 103.00 | 210.00 | 0.51 | AC | | 1.00 | 1.00 | 1.50 | 20,000.00 | 30,000.00 | 15,300 | | | | | | | |