

COMM SW COR OF SEC, RUN N 60.61  
CR-238, RUN E 147.5 FT, N 315 FT  
139 FT, N 656.32 FT, W 139 FT, S

PETRIK LONDON LEE/ERVIN PHYLLIS E  
169 SE HORACE WITT WAY  
LAKE CITY, FL 32025

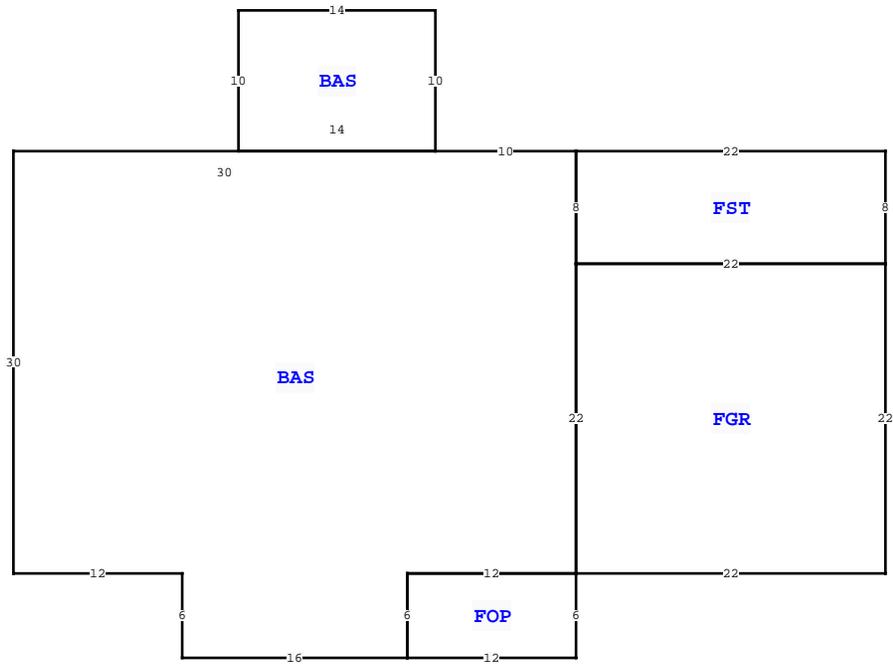
2026

35-5S-17-09520-000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION     |      |
|--------------------------|------------------|------------------|------|
| ELEMENT                  | CD               |                  |      |
| Exterior Wall            | 18               | CEMENT BRK       | 100  |
| Roof Structur            | 03               | GABLE/HIP        | 100  |
| Roof Cover               | 12               | MODULAR MT       | 100  |
| Interior Wall            | 05               | DRYWALL          | 100  |
| Interior Floor           | 14               | CARPET           | 60   |
| Interior Floor           | 15               | HARDTILE         | 40   |
| Air Condition            | 03               | CENTRAL          | 100  |
| Heating Type             | 04               | AIR DUCTED       | 100  |
| Bedrooms                 |                  | 3                | 100  |
| Bathrooms                |                  | 2                | 100  |
| Frame                    | 01               | NONE             | 100  |
| Stories                  | 1.1              | 1.100            |      |
| Architectual             | 05               | CONV             | 100  |
| Units                    |                  | 0                | 100  |
| Condition Adj            | 03               | 03               | 100  |
| Kitchen Adjus            | 01               | 01               | 100  |
| Quality                  | 05               | 05               |      |
| DOR CODE                 | 0102             | SFRS/MOBILE HOME |      |
| MAP NUM                  |                  | MKT AREA         | 02   |
| NEIGHBORHOOD/LOC         | 35517.00         | 1.00/            |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE      | YEAR |
| BAS                      | 140              | 100              |      |
| BAS                      | 1,296            | 100              |      |
| FGR                      | 484              | 55               |      |
| FOP                      | 72               | 30               |      |
| FST                      | 176              | 55               |      |
| TOTALS                   | 2,168            |                  |      |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |      |        |       |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 0100  | 01  | 1,821     | 121.6000    | 138.62         | 252,427        | 1971 | 1995 |      | 0    | 0    | 30.00  | 70.00 |  |
| 1 SINGLE FAM 0% - 2025 Heated Area: 1436 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |       |  |



| COLUMBIA COUNTY PROPERTY  |           |  | PAGE 1 of 2 | 3 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              | STANDARD  |  |             |   |
| Tax Group: 3              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     | 189,268   |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 4,040     |  |             |   |
| TOTAL LAND VALUE - MARKET | 33,600    |  |             |   |
| TOTAL MARKET VALUE        | 226,908   |  |             |   |
| SOH/AGL Deduction         | 0         |  |             |   |
| ASSESSED VALUE            | 226,908   |  |             |   |
| TOTAL EXEMPTION VALUE     | 0         |  |             |   |
| BASE TAXABLE VALUE        | 226,908   |  |             |   |
| TOTAL JUST VALUE          | 226,908   |  |             |   |
| NCON VALUE                | 0         |  |             |   |
| INCOME VALUE              | 0         |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 221,491   |  |             |   |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000054007  | Electrical Servic |        | 09/09/2025 |
| 000052239  | Roof Replacement  | 15,183 | 02/04/2025 |
| 16336      | M H               | 125    | 11/29/1999 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1530/702                       | 12/26/2024 | WD        | Q   | I   | 01     | 284,900    |
| GRANTOR: DEAS CHARLES E        |            |           |     |     |        |            |
| GRANTEE: PETRIK LONDON LEE     |            |           |     |     |        |            |
| 0837/2133                      | 4/08/1997  | WD        | Q   | I   |        | 61,000     |
| GRANTOR: DOROTHY P & WILLIAM S |            |           |     |     |        |            |
| GRANTEE: CHARLES DEAS          |            |           |     |     |        |            |

| 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   | 17 | 17 | 289.00 | UT | 1.12     | 1.12           | 100       | 0       | 0           | 3 | 100    | 324             |       |
| 2              | 0297       | SHED CONCR  | 0   | 0   | 10 | 12 | 120.00 | UT | 4.30     | 4.30           | 100       | 2017    | 2017        | 3 | 100    | 516             |       |
| 3              | 9947       | Septic      | 0   | 0   | 0  | 0  | 1.00   | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |
| 4              | 0294       | SHED WOOD/  | 0   | 0   | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 200             |       |

| TOTAL OB/XF                       |  |           |  |            |  |     |  |  |  |  |  |  |  | 4,040 |  |  |  |
|-----------------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|--|--|-------|--|--|--|
| 169 SE HORACE WITT WAY, LAKE CITY |  |           |  |            |  |     |  |  |  |  |  |  |  |       |  |  |  |
| BLD DATE                          |  | LGL DATE  |  | 05/06/2026 |  | MLU |  |  |  |  |  |  |  |       |  |  |  |
| XF DATE                           |  | LAND DATE |  |            |  |     |  |  |  |  |  |  |  |       |  |  |  |
| INC DATE                          |  | AG DATE   |  |            |  |     |  |  |  |  |  |  |  |       |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W10 W30 S30 E12 S6 E16 N6 E12 N22 N8 \$ |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR=[ORIG=0,30] E22 N22 W22 S22 \$                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FST=[ORIG=0,8] E22 N8 W22 S8 \$                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[ORIG=-10,0] N10 W14 S10 E14 \$                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[ORIG=-12,36] E12 N6 W12 S6 \$                     |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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      | 0.00  | 0.00  | 1.10        | AC        |     | 1.00     | 1.00   | 1.00        | 16,000.00  | 16,000.00      | 17,600     |                             |      |         |      |     |    |        |  |  |  |
| 2                | 0102     | C   | SFR/MH               | 0   |     | A-1      | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00        | 16,000.00  | 16,000.00      | 16,000     |                             |      |         |      |     |    |        |  |  |  |

