

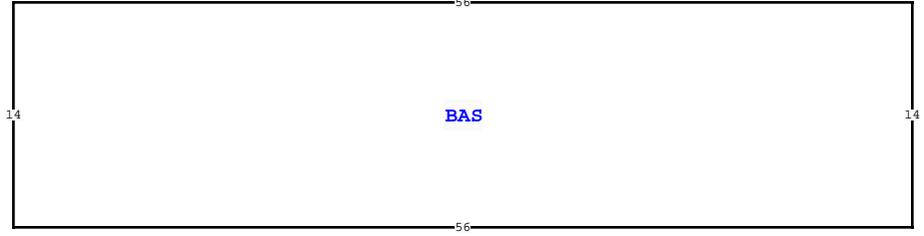
COMM 465.73 FT N OF SW COR OF
SE1/4 OF SE1/4 FOR POB, RUN E
E 624.30 FT, N 320.86 FT, W

MCFATTER TRAVIS C/MCFATTER WHITNEY A
285 NW OUTLAW COUNTRY GLN
LAKE CITY, FL 32055

2026

36-2S-16-01895-001


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------------|--------------|--------|
| ELEMENT | CD | | |
| Exterior Wall | 03 | BELOW AVG. | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 01 | MINIMUM | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 08 | SHT VINYL | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 2 | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0102 SFRES/MOBILE HOME | | |
| MAP NUM | | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 36216.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 784 | 100 | |
| TOTALS | 784 | | 17,311 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|----------|---------|----------|----------|-----------|---------|--|--|--|------------|-----|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | |
| 0800 | 02 | 784 | 92.0000 | 55.20 | 43,277 | 1993 | 1993 | 0 | 0 | 60.00 | 40.00 | | | | | | | | | | | | |
| 4 MOBILE HME 0% - 2020 Heated Area: 784 HX Base Yr 2020 | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | | | | | | | | | | | |
| <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>04/14/2025</td> <td>MLU</td> <td></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 | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 395,806 |
| TOTAL MARKET OB/XF VALUE | | | 16,849 |
| TOTAL LAND VALUE - MARKET | | | 23,625 |
| TOTAL MARKET VALUE | | | 436,280 |
| SOH/AGL Deduction | | | 84,698 |
| ASSESSED VALUE | | | 351,582 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 300,171 |
| TOTAL JUST VALUE | | | 436,280 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 440,264 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 39353 | SFR | 0 | 02/26/2020 |
| 37637 | M H | 0 | 01/16/2019 |
| 27025 | M H | 441 | 05/20/2008 |
| 26844 | M H | 537 | 03/14/2008 |
| 22351 | M H | 268 | 09/30/2004 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1367/1408 | 8/24/2018 | WD | Q | I | 05 | 130,000 |
| GRANTOR: BETTY L KING | | | | | | |
| GRANTEE: TRAVIS C & WHITNEY | | | | | | |
| 1334/0088 | 4/04/2017 | QC | U | I | 11 | 100 |
| GRANTOR: RICHARD JOHN KING | | | | | | |
| GRANTEE: BETTY LOIS KING F/K | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|-----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 1996 |
| 2 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2008 |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | UT | 3,000.00 | 3,000.00 | 100 | 2008 |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2018 |
| 5 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2018 |
| 6 | 0040 | BARN, POLE | 0 | 100 | 40 | 36 | UT | 11,520.00 | 11,520.00 | 100 | 2023 |

| TOTAL OB/XF | | | | | | | | | | | |
|--------------------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 207 NW OUTLAW COUNTRY GLN, LAKE CITY | | | | | | | | | | | |
| 16,849 | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W56 S14 E56 N14\$. | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W56 S14 E56 N14\$. | | | | | | | | | | | |

| 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 | 100 | | 00 | 0.00 | 0.00 | 2.15 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 16,125 | | | | | | | |
| 2 | 0200 | C | MBL HM | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 7,500 | | | | | | | |

COMM 465.73 FT N OF SW COR OF
SE1/4 OF SE1/4 FOR POB, RUN E
E 624.30 FT, N 320.86 FT, W

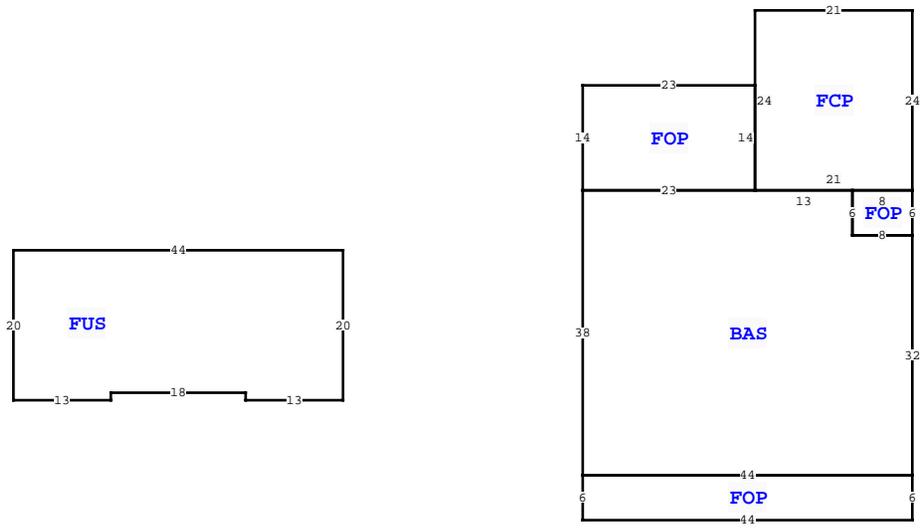
MCFATTER TRAVIS C/MCFATTER WHITNEY A
285 NW OUTLAW COUNTRY GLN
LAKE CITY, FL 32055

2026

36-2S-16-01895-001


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------------|--------------|-----|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPK | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1.5 | 1.5 | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 0102 SFRES/MOBILE HOME | | |
| MAP NUM | | MKT AREA | 03 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 5 | SINGLE FAM | 100% | - 2021 | | | | | | | | |
| Heated Area: 2486 | | | | | | HX Base Yr 2020 | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,624 | 100 | | 1,624 | 219,371 |
| FCP | 504 | 25 | | 126 | 17,020 |
| FOP | 48 | 30 | | 14 | 1,891 |
| FOP | 264 | 30 | | 79 | 10,671 |
| FOP | 322 | 30 | | 97 | 13,102 |
| FUS | 862 | 100 | | 862 | 116,440 |
| TOTALS | 3,624 | | | 2,802 | 378,495 |

207 NW OUTLAW COUNTRY GLN, 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 | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
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| | | | | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 2 of 2 | 3 |
|---------------------------|--|--------------|--|-------------|---|
| VALUATION SUMMARY | | | | STANDARD | |
| VALUATION BY | | Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 395,806 | | | |
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| TOTAL JUST VALUE | | 436,280 | | | |
| NCON VALUE | | 0 | | | |
| INCOME VALUE | | | | | |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| GRANTOR: BETTY L KING | | | | | | |
| GRANTEE: TRAVIS C & WHITNEY | | | | | | |
| 1334/0088 | 4/04/2017 | QC | U | I | 11 | 100 |
| GRANTOR: RICHARD JOHN KING | | | | | | |
| GRANTEE: BETTY LOIS KING F/K | | | | | | |

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

| BUILDING DIMENSIONS |
|--|
| BAS=[ORIG=-10,10] W8 N6 W13 W23 S38 E44 N32 \$ |
| FUS=[ORIG=-86,12] W44 S20 E13 N1 E18 S1 E13 N20 \$ |
| FCP=[ORIG=-31,-20] E21 S24 W21 N24 \$ |
| FOP=[ORIG=-54,-10] E23 S14 W23 N14 \$ |
| FOP=[ORIG=-54,42] E44 S6 W44 N6 \$ |
| FOP=[ORIG=-18,4] E8 S6 W8 N6 \$ |