

COMM SE COR OF W1/2 OF SW1/4, RU  
 N R/W OF US-90, CONT N 1114.94 F  
 TO WEST R/W OF COLE RD FOR POB,

M & L GANSKOP PROPERTIES LLC  
 736 SW ARBOR LN  
 LAKE CITY, FL 32024

**2026**

36-3S-16-02611-031  


| BUILDING CHARACTERISTICS  |            |              |                      |     |        |            |       |       |                | MARKET ADJUSTMENTS              |         |             |             |                |                 |                |                         |                             |      | COLUMBIA COUNTY PROPERTY  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|---|------------|--------------|----------------------|-----|--------|------------|-------|-------|----------------|---------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|-------------------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|-------------------|------|-----------|-----|-----|--------|------------|-----------|-----------|----|---|---|----|---------|--------------------------------|--|--|--|--|--|--|------------------------------|--|--|--|--|--|--|-----------|-----------|----|---|---|----|---------|------------------------------|--|--|--|--|--|--|------------------------------|--|--|--|--|--|--|
| ELEMENT   | CD         | CONSTRUCTION |                      |     |        |            |       |       |                | TYPE                            | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB                     | ECON                        | FNCT | NORM  | % COND | VALUATION SUMMARY |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      | <b>VALUATION BY</b><br>Tax Group: 1 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b> 0<br><b>TOTAL MARKET OB/XF VALUE</b> 0<br><b>TOTAL LAND VALUE - MARKET</b> 392,500<br><b>TOTAL MARKET VALUE</b> 392,500<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 392,500<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 392,500<br><b>TOTAL JUST VALUE</b> 392,500<br>NCON VALUE 0<br><b>INCOME VALUE</b><br>PREVIOUS YEAR MKT VALUE 392,500  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b><br><br><br><br><br>   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      | <b>SALES DATA</b><br><table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1538/2106</td> <td>4/25/2025</td> <td>WD</td> <td>U</td> <td>V</td> <td>30</td> <td>375,000</td> </tr> <tr> <td colspan="7">GRANTOR: RIMROCK DEVELOPMENT L</td> </tr> <tr> <td colspan="7">GRANTEE: M &amp; L GANSKOP PROPE</td> </tr> <tr> <td>1053/0822</td> <td>7/29/2005</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>900,000</td> </tr> <tr> <td colspan="7">GRANTOR: OVERFLOW LAND TRUST</td> </tr> <tr> <td colspan="7">GRANTEE: RIMROCK DEVELOPMENT</td> </tr> </tbody> </table> |        |                   |    |        |  |  |  |  |  | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1538/2106 | 4/25/2025 | WD | U | V | 30 | 375,000 | GRANTOR: RIMROCK DEVELOPMENT L |  |  |  |  |  |  | GRANTEE: M & L GANSKOP PROPE |  |  |  |  |  |  | 1053/0822 | 7/29/2005 | WD | Q | V | 01 | 900,000 | GRANTOR: OVERFLOW LAND TRUST |  |  |  |  |  |  | GRANTEE: RIMROCK DEVELOPMENT |  |  |  |  |  |  |
| OFF RECORD Number   | DATE       | TYPE INST    | Q U                  | V I | RSN CD | SALE PRICE |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| 1538/2106   | 4/25/2025  | WD           | U                    | V   | 30     | 375,000    |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| GRANTOR: RIMROCK DEVELOPMENT L  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| GRANTEE: M & L GANSKOP PROPE  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| 1053/0822   | 7/29/2005  | WD           | Q                    | V   | 01     | 900,000    |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| GRANTOR: OVERFLOW LAND TRUST  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| GRANTEE: RIMROCK DEVELOPMENT  |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      | <b>BUILDING NOTES</b><br><br><br>   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      | <b>BUILDING DIMENSIONS</b><br><br><br>  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| <b>TOTALS</b><br><b>EXTRA FEATURES</b>  |            |              |                      |     |        |            |       |       |                | BLD DATE<br>XF DATE<br>INC DATE |         |             |             |                |                 |                |                         |                             |      | LGL DATE<br>LAND DATE<br>AG DATE<br>05/13/2026 MLU  |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| 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          |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
|   |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                | <b>LAND DESCRIPTION</b> |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| L N   | USE CODE   | CLS          | LAND USE DESCRIPTION | CAP | R D    | LOC ZONE   | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE                       | D T     | DPHT FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE              | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY   | DECL   | FRZ               | YR | CONSRV |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| 1   | 1000       | C            | VACANT COMME         | 0   |        | CI         | 0.00  | 0.00  | 3.14           | AC                              |         | 1.00        | 1.00        | 1.00           | 125,000.00      | 125,000.00     | 392,500                 |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |
| <b>REVIEW DATE</b> 05/13/2026 <b>BY</b> MLU <b>Total Acres:</b> 3.14 <b>Total Land Value:</b> 392,500 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 392,500 <b>PRINTED 06/19/2026 BY SYS</b> |            |              |                      |     |        |            |       |       |                |                                 |         |             |             |                |                 |                |                         |                             |      |   |        |                   |    |        |  |  |  |  |  |                   |      |           |     |     |        |            |           |           |    |   |   |    |         |                                |  |  |  |  |  |  |                              |  |  |  |  |  |  |           |           |    |   |   |    |         |                              |  |  |  |  |  |  |                              |  |  |  |  |  |  |