

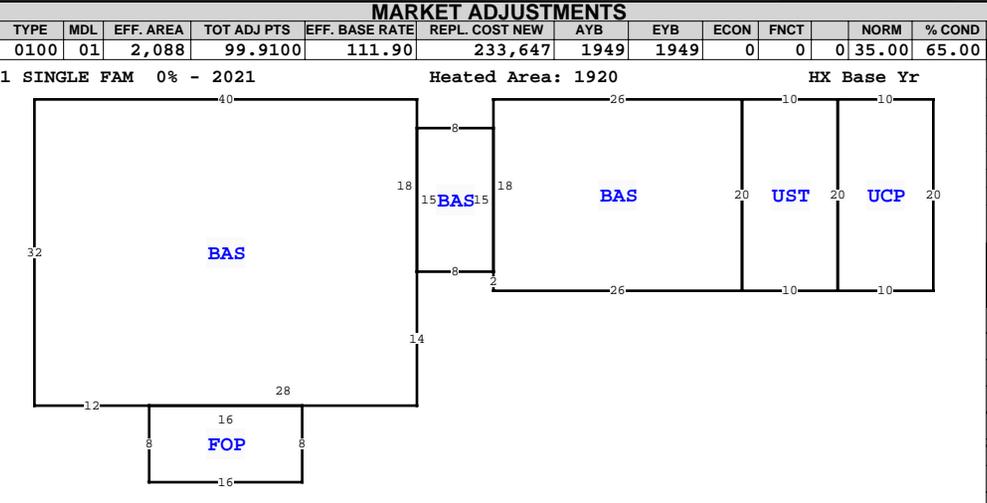
COMM SW COR OF SEC, RUN E
ALONG S LINE SEC 1329.29 FT,
N 06 DG E 619.77 FT FOR POB,

TODD GREG F/TODD CATHERINE E
7131 SE COUNTY RD 245
LAKE CITY, FL 32025-2955

2026

36-4S-17-09049-000
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------|----------------|----|
| ELEMENT | CD | | |
| Exterior Wall | 05 | AVERAGE 80 | |
| Exterior Wall | 31 | VINYL SID 20 | |
| Roof Structure | 03 | GABLE/HIP 100 | |
| Roof Cover | 12 | MODULAR MT 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 14 | CARPET 90 | |
| Interior Floor | 08 | SHT VINYL 10 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 1 100 | |
| Frame | 01 | NONE 100 | |
| Stories | 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 | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 02 |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | | 3 |
|---------------------------|--|-------------|--|---------|
| VALUATION BY | | STANDARD | | |
| Tax Group: 3 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 151,871 |
| TOTAL MARKET OB/XF VALUE | | | | 2,150 |
| TOTAL LAND VALUE - MARKET | | | | 62,000 |
| TOTAL MARKET VALUE | | | | 167,421 |
| SOH/AGL Deduction | | | | 3,762 |
| ASSESSED VALUE | | | | 163,659 |
| TOTAL EXEMPTION VALUE | | | | 0 |
| BASE TAXABLE VALUE | | | | 163,659 |
| TOTAL JUST VALUE | | | | 216,021 |
| NCON VALUE | | | | 0 |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 214,021 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 120 | 100 | | 120 | 8,728 |
| BAS | 520 | 100 | | 520 | 37,822 |
| BAS | 1,280 | 100 | | 1,280 | 93,101 |
| FOP | 128 | 30 | | 38 | 2,764 |
| UCP | 200 | 20 | | 40 | 2,909 |
| UST | 200 | 45 | | 90 | 6,546 |
| TOTALS | 2,448 | | | 2,088 | 151,871 |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|------------|---------|
| | | | | 05/06/2026 | MLU |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 28306 | ADDN SFR | 239 | 01/06/2010 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1185/0090 | 12/01/2009 | WD | Q | I | 01 | 122,100 |

GRANTOR: GENEVA COX FEAGLE
GRANTEE: GREG F & CATHERINE
0788/0733 6/21/1991 WD Q I 02 0
GRANTOR: LOIS M COX
GRANTEE: GENEVA COX FEAGLE

| 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 250 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 20 | 20 | 400.00 | UT | 2.25 | 2.25 | 100 | 2010 | 2010 | 3 | 100 | 900 | |
| 3 | 0040 | BARN, POLE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 800 | |
| 4 | 0251 | LEAN TO W/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 200 | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W40 S32 E12 FOP= S8 E16N8 W16\$ E28 N14 BAS= E8 BAS= S2 E26 UST= E10 UCP= E10 N20 W10 S20\$ N20 W10 S20\$ N20 W26 S18\$ N15 W8 S15\$ N18\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 2,150 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,400 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 50,000 | | | | | | | |