

THE E1/2 OF THE FOLLOWING:
 COMM SE COR OF SE1/4 OF SW1/4, R
 N R/W CR-242 FOR POB, RUN N 953.

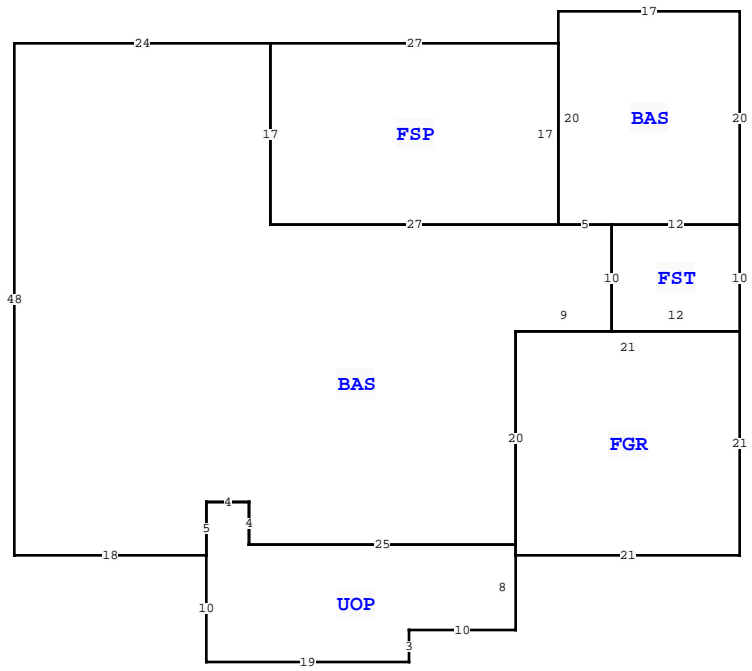
DANIEL NALINI/ZARIC MILOS
 2801 COUNTY ROAD 242
 LAKE CITY, FL 32024

2026

22-4S-16-03091-001


| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,804 | 116.6200 | 130.61 | 366,230 | 1986 | 1986 | 0 | 0 | 0 | 35.00 | 65.00 | |
| 1 SINGLE FAM 100% - 2024 Heated Area: 2250 HX Base Yr 2024 | | | | | | | | | | | | | |



| Quality | 05 | 05 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 22416.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 340 | 100 | | 340 | 28,865 |
| BAS | 1,910 | 100 | | 1,910 | 162,152 |
| FGR | 441 | 55 | | 243 | 20,630 |
| FSP | 459 | 40 | | 184 | 15,621 |
| FST | 120 | 55 | | 66 | 5,603 |
| UOP | 305 | 20 | | 61 | 5,179 |
| TOTALS | 3,575 | | | 2,804 | 238,050 |

2801 SW COUNTY ROAD 242 , LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 |
| INC DATE | | AG DATE | 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 |
|-----|------------|-------------|-----|-----|----|----|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 2 | 0200 | GARAGE F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 30,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 10 | 13 | 130.00 | UT | 5.00 | 5.00 | 75 | 1993 | 1993 | 3 | 75 | 488 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 20 | 20 | 400.00 | UT | 7.50 | 7.50 | 75 | 1993 | 1993 | 3 | 75 | 2,250 | |
| 5 | 0166 | CONC, PAVMT | 0 | 100 | 10 | 20 | 200.00 | UT | 2.00 | 2.00 | 75 | 1993 | 1993 | 3 | 75 | 300 | |
| 6 | 0281 | POOL R/FIB | 0 | 100 | 16 | 30 | 480.00 | UT | 65.00 | 65.00 | 100 | 2005 | 2005 | 3 | 47 | 14,664 | |
| 7 | 0282 | POOL ENCL | 0 | 100 | 26 | 44 | 1,144.00 | UT | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 40 | 6,864 | |
| 8 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 1,800 | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL OB/XF 57,366 | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | A-1 | 0.00 | 0.00 | 6.38 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 63,800 | | | | | | | |

| TOTAL OB/XF 57,366 | | | | | | | | | | | | | | | | |
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|--------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 |
|-----------------------------------|-----------|-----|------------|-------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 3 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 238,050 | |
| TOTAL MARKET OB/XF VALUE | | | | 57,366 | |
| TOTAL LAND VALUE - MARKET | | | | 63,800 | |
| TOTAL MARKET VALUE | | | | 359,216 | |
| SOH/AGL Deduction | | | | 9,867 | |
| ASSESSED VALUE | | | | 349,349 | |
| TOTAL EXEMPTION VALUE | HX HB | | | 51,411 | |
| BASE TAXABLE VALUE | | | | 297,938 | |
| TOTAL JUST VALUE | | | | 359,216 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 360,464 | |
| PRCL:0:14: SSN. GM | | | | | |
| PERMIT NUM DESCRIPTION AMT ISSUED | | | | | |
| 23136 | POOL ENCL | 85 | 05/12/2005 | | |
| 22965 | POOL | 225 | 03/31/2005 | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1479/2777 | 11/10/2022 | WD Q | Q | I | 01 | 430,000 |
| GRANTOR: WINTERS STEPHANIE ANN | | | | | | |
| GRANTEE: DANIEL NALINI | | | | | | |
| 1453/1616 | 11/19/2021 | WD U | I | 30 | | 100 |
| GRANTOR: WINTERS STEPHANIE ANN | | | | | | |
| GRANTEE: WINTERS STEPHANIE A | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W24 S48 E18 UOP= S10 E19 N3 E10 N8 W25 N4 W4 S5 \$ N5E4 | | | | | | | | | | | | | | | | |
| S4 E25 FGR= S1 E21 N21 W21S20\$ N20E9FST= E12 N10 W12 S10\$ N10 | | | | | | | | | | | | | | | | |
| BAS= E12 N20 W17 S20 E5\$ W5 FSP= N17 W27 S17 E27\$ W27 N17\$. | | | | | | | | | | | | | | | | |