

COMM AT SE COR OF NW1/4, N 596.7 FT FOR POB, CONT W 142.47 FT, S 142.47 FT, N 356.69 FT TO POB.

POLLARD JESSICA NADENE  
41158 18TH TERR E  
MYADKKA CITY, FL 34251

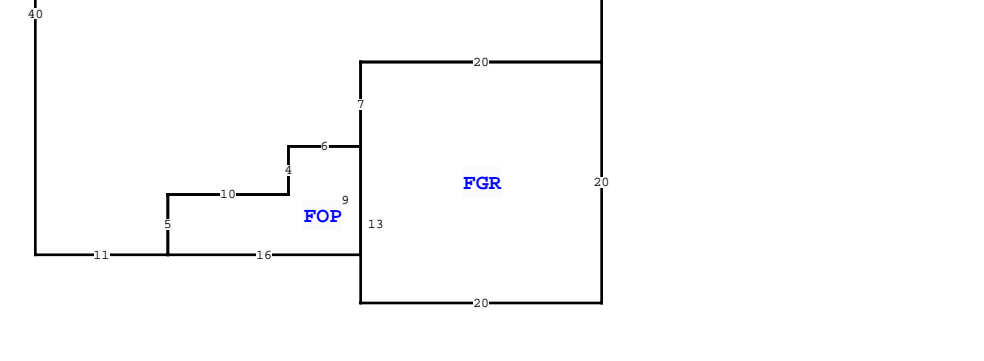
2026

01-5S-16-03390-019



| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 32 | HARDIE BRD 90  |
| Exterior Wall  | 19 | COMMON BRK 10  |
| Roof Structure | 08 | IRREGULAR 100  |
| Roof Cover     | 03 | COMP SHNGL 100 |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 14 | CARPET 80      |
| Interior Floor | 15 | HARDTILE 20    |
| Air Condition  | 03 | CENTRAL 100    |
| Heating Type   | 04 | AIR DUCTED 100 |
| Bedrooms       |    | 3 100          |
| Bathrooms      |    | 2 100          |
| Frame          | 02 | WOOD FRAME 100 |
| Stories        | 1. | 1. 100         |
| Architectual   | 05 | CONV 100       |
| Units          |    | 0 100          |
| Condition Adj  | 03 | 03 100         |
| Kitchen Adjus  | 01 | 01 100         |
| Quality        | 07 | 07             |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |       |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100  | 01  | 1,743     | 126.3416    | 141.50         | 246,634        | 2006 | 2006 | 0    | 0    | 19.00 | 81.00  |  |  |
| 1 SINGLE FAM 0% - 2026 Heated Area: 1456 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



| DOR CODE           |                  |             |      |              |                      |
|--------------------|------------------|-------------|------|--------------|----------------------|
| 0100 SINGLE FAMILY |                  |             |      |              |                      |
| MAP NUM            |                  | MKT AREA    |      | 01           |                      |
| NEIGHBORHOOD/LOC   |                  |             |      |              |                      |
| 1516.00 1.00/      |                  |             |      |              |                      |
| AREA TYPE          | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                | 1,456            | 100         |      | 1,456        | 166,879              |
| FGR                | 400              | 55          |      | 220          | 25,215               |
| FOP                | 104              | 30          |      | 31           | 3,553                |
| FOP                | 120              | 30          |      | 36           | 4,126                |
| <b>TOTALS</b>      | <b>2,080</b>     |             |      | <b>1,743</b> | <b>199,774</b>       |

| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 1 | 3        |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 199,774  |
| TOTAL MARKET OB/XF VALUE  |           |             | 3,687    |
| TOTAL LAND VALUE - MARKET |           |             | 25,740   |
| TOTAL MARKET VALUE        |           |             | 229,201  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 229,201  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 229,201  |
| TOTAL JUST VALUE          |           |             | 229,201  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 231,667  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 24573      | SFR         | 486 | 05/30/2006 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1551/2571                      | 8/14/2025  | QC        | U   | I   | 11     | 100        |
| GRANTOR: CARLEN JASON HOWARD   |            |           |     |     |        |            |
| GRANTEE: POLLARD JESSICA NAD   |            |           |     |     |        |            |
| 1396/0370                      | 10/08/2019 | WD        | Q   | I   | 01     | 179,900    |
| GRANTOR: JAMIE L MEEKS FKA MEL |            |           |     |     |        |            |
| GRANTEE: JAMES E CARLEN        |            |           |     |     |        |            |

EXTRA FEATURES

276 SW HOLLY GLN, LAKE CITY

|          |           |
|----------|-----------|
| BLD DATE | LGL DATE  |
| XF DATE  | LAND DATE |
| INC DATE | AG DATE   |

| 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   | 1,229.00 | UT | 3.00  | 3.00           | 100       | 2006    | 2006        | 3 | 100    | 3,687           |       |

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

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W35 FOP= N10 W12 S10 E12\$ W12 S40 E11 FOP= E16 N9 W6 S4 W10 S5\$ N5 E10 N4 E6 FGR= S13 E20 N20 W20 S7\$ N7 E20 N24\$. |  |

| 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  | 1.17        | AC          |     | 1.00     | 1.00   | 1.00    | 22,000.00  | 22,000.00      | 25,740     |                             |      |         |      |     |    |        |