BUILDING CHARACTERISTICS
ELEMENT CD CONSTRUCTION
EXTERIOR WALL 31 VINYL SID 100
ROOF STRUCTUR 03 GABLE/HIP 100
ROOF COVER 03 COMP SHNGL 100
Interior Wall 02 WALL BD/WD 100 N CODE FOP FSP FST FUS TOP Interior Wall 02 WALL BD/WD Interior Floo 14 CARPET 70 REVIEW DATE 04/26/2018 Kitchen Adjus Units Stories Bedrooms Heating Type Air Condition Interior Floo COMM NE COR OF SW1/4, S 726.90, R/W OF NW STATEN HARRIS CT & POB FT, S 200 FT, W 305.50 FT, S 160 4 0296 NEIGHBORHOOD MAP NUM DOR CODE Condition Adj Architectual Frame Bathrooms EXTRA FEATURES Quality 4 9945 3 9910 2 5600 1 0100 3 0040 2 0120 1 0190 AREA TYPE LAND DESCRIPTION CODE GROSS AREA 1,364 SHED METAL BARN, POLE CLFENCE 4 FPLC PF SFR 140 152 80 MKT. VAL. AG TIMBER 3 576 40 WELL/SEPT DESCRIPTION LAND USE DESCRIPTION 1.5 1.5 100 05 CONV 100 03 03 100 01 01 100 5000 IMPROVED AG 03 CENTRAL 100 04 AIR DUCTED : 08 SHT VINYL 30 03 03 01 NONE 100 36216.00 100 20 100 30 40 55 유리 AIR DUCTED 100 0 100 1 100 AREA MKT AREA BLD CAP L 1,364 0 100 2,095 0 100 0 0 100 0 100 42 61 CAP 100 ВΥ 0 0 0 0 0 0 SUBAREA MARKET VALUE \$ KRBC 75,496 149 NW TYRE Gln, LAKE CITY 20,756 2,198 1,585 0 1,513 49,153 A-1 00 00 8 1.00 ZONE 03 UNITS
 TYPE
 MDL
 EFF. AREA
 TOT ADJ PTS
 EFF. BASE RATE
 REPL COST NEW
 AVB

 0100
 01
 2,095
 79.1986
 55.44
 116,147
 1925
 Total Acres: 5.00 TYRE EDSEL R 478 NW STATEN HARRIS CT LAKE CITY, FL 32055-9727 SINGLE FAM - 100% - 0 270.00 UT 4.50 1.00 UT 0.00 FRONT 0.00 0.00 0.00 0.00 1.00 UT 0.00 1.00 UT 1,200.00 FUS 1993 BAS 1993 DEPTH 0.00 0.00 0.00 0.00 Adj R TOT LND UTS **FOP** Total Land Value: 9,118 1.00 1.00 AC 4.00 AC 4.00 AC 1,200.00 UNIT D DPTH % TOT H ADJ UNIT 0.00 0.00 4.50 1.00 1.00 1.00 1.00 XF DATE
INC DATE
ORIG YEAR
COND ON 100 100 100 1993 30 1993 1993 3 30 1.00 1.00 1.00 1.00 2008 1993 1.00 1.00 1.00 1.00 ADJ YEAR 2008 3 100 1993 3 100 1993 3 Q % Market: 11,751 PRICE 3,250.00 2,937.77 4,800.00 100 267.00 EYB ECON FNCT NORM % COND 1925 0 0 0 35.00 65.00 OB/XF MKT LAND DATE
AG DATE ADJ UNIT 1,200 2,165 3,250.00 2,937.77 4,800.00 500 365 267.00 2022 HX Base Yr Agricultural: NOTES VALUE 1,068 11,751 3,250 1,068 4,800 Tax Group: 3
BUILDING MARKET VALUE
TOTAL MARKET OB/XF VALUE
TOTAL LAND VALUE - MARKET
TOTAL MARKET VALUE SOH/AGL Deduction
ASSESSED VALUE
TOTAL EXEMPTION VALUE
BASE TAXABLE VALUE
TOTAL JUST VALUE VALUATION BY BUILDING DIMENSIONS

BAS=[YR=1993] W18 S32 E18 FOP=[YR=2017] E20 "IWZ0S7\$ N7
S7 E9 N17 UOP=[YR=2008] E4 N10 W4 S105 N15 EST=[YR=1993]
N10 S8 E10\$ W10 SST=[YR=1993] N8 W19 S8 E19\$ W19\$
PTR=[YR=1993] N30 FUS=[YR=1993] N32 W18 S32 E18 \$ S30\$. COLUMBIA COUNTY PROPERTY GRANTEE: JAMES HARRIS & AMAN PERMIT NUM GRANTEE: STEFAN DANYLYSZYN (GRANTOR: STEFAN DANYLYSZYN GRANTOR: EDSEL R TYRE (ENH LIF NCOME VALUE REVIOUS YEAR MKT VALUE OFF RECORD Number OTHER ADJUSTMENTS AND NOTES Common: 8,050 11/14/2019 IE U 2/11/2019 LE U DESCRIPTION **BUILDING NOTES** SALES DATA EX HB YEAR 6-25-16-01885-000 INST U / I fax Dist: DENSITY SX н PAGE 1 of 3 AMT DECL CD RSN 14 14 PRINTED 11/18/2021 FRZ PRICE Ħ ISSUED STANDARD 19,801 115,639 49,436 66,203 34,927 31,276 126,322 104,356 CONSRV E20 N8

Prepared by: Michael H. Harrell Abstract Trust Title, LLC 283 NW Cole Ter Lake City, FL 32055

4-11078



Warranty Deed Individual to Individual

THIS WARRANTY DEED made the day of November, 2021, by Edsel R. Tyre, A Single Person, hereinafter called the grantor, to Micah Pilcher and His Wife, Abigail Pilcher whose address is: 12217 Lashbrook Court, Jacksonville, FL 32223 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
Witness: Edsel R. Tyre Edsel R. Tyre
Printed Name:
Witness:
Printed Name:
STATE OF FLORIDA COUNTY OF COLUMBIA
The foregoing instrument was acknowledged before me by means of ⊠ physical presence or □online notarization, this ② day of November, 2021 by Edsel R. Tyre, A Single Person, who is personally known to me or, if not personally known to me, who produced as identification.
Notary Pyblic
(Notary Seal)
Jessica Marylin Thomas Notary Public State of Florida Comm# HH006283 Expires 6/3/2024

EXHIBIT "A"

PART OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SW 1/4 OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S. 01 DEGREES 01'02"E. ALONG THE MONUMENTED EAST LINE OF THE NE 1/4 OF SAID SW 1/4, A DISTANCE OF 726.90 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1371, PAGE 1248, OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.88 DEGREES 12'50"W., 257.31 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED WEST RIGHT-OF-WAY LINE OF NW STATEN HARRIS COURT, A PUBLIC RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE CONTINUE S.88 DEGREES 12'50"W., ALONG A SOUTHERLY LINE OF LANDS DESCRIBED IN ORB 913, PAGE 424. OF SAID OFFICIAL RECORDS, 409.35 FEET TO A 5/8" IRON ROD, LS 4708, MARKING A CORNER OF SAID LANDS; THENCE S. 01 DEGREES 06'00'E., 200.00 FEET TO A CONCRETE MONUMENT, LS 5757, MARKING A CORNER OF SAID LANDS DESCRIBED IN ORB 913, PAGE 424; THENCE S.88 DEGREES 10'48"W., ALONG A SOUTHERLY LINE OF SAID LANDS AND THE SOUTH LINE OF LANDS DESCRIBED IN ORB 1271, PAGE 1961 OF SAID OFFICIAL RECORDS. A DISTANCE OF 305.50 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S. 01 DEGREES 49'12'E., DEPARTING SAID SOUTH LINE, 160.00 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.88 DEGREES 17'54"E., 555.99 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.76 DECREES 45'09"E., 220.27 FEET TO A 5/8" IRON ROD, LS 4708, ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF NW STATEN HARRIS COURT; THENCE N. 12 DEGREES 14 '58"W., 148.21 FEET TO A 5/8" IRON ROD, LS 4708, MARKING THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1969.52 FEET AND A CENTRAL ANGLE OF 06 DEGREES 00'06" AND BEING SUBTENDED BY A CHORD HAVING A BEARING OF N.09 DEGREES 14'55"W. AND A CHORD LENGTH OF 206.22 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 206.31 FEET TO THE POINT OF BEGINNING.