

**SEBANDFI #1 LLC**  
P O BOX 1067  
METTER, GA 30439

00-00-00-13525-000

| BUILDING CHARACTERISTICS |                  |                |                      |                        |                              |          |          |        |                | MARKET ADJUSTMENTS |         |             |        |         |                 |                  |                   |                             |      | COLUMBIA COUNTY PROPERTY |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|--------------------------|------------------|----------------|----------------------|------------------------|------------------------------|----------|----------|--------|----------------|--------------------|---------|-------------|--------|---------|-----------------|------------------|-------------------|-----------------------------|------|--------------------------|------------|----------|----|--------|------------|---------------------------|--|--|--|-----|-----------|--|--|--|--|
| CONSTRUCTION             |                  |                |                      |                        |                              |          |          |        |                | VALUATION SUMMARY  |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| Exterior Wall            | 15               | CONC BLOCK 100 |                      | 0100                   | 01                           | 1,103    | 113.7300 | 127.38 | 140,500        | 1960               | 2000    | 0           | 0      | 0       | 31.25           | 68.75            | VALUATION BY      |                             |      |                          |            | STANDARD |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100  |                      | 1 SINGLE FAM 0% - 2023 |                              |          |          |        |                |                    |         |             |        |         |                 | Heated Area: 935 |                   |                             |      |                          | HX Base Yr |          |    |        |            | Tax Group: 1              |  |  |  |     | Tax Dist: |  |  |  |  |
| Roof Cover               | 03               | COMP SHNGL 100 |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | BUILDING MARKET VALUE     |  |  |  |     | 96,594    |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 90     |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | TOTAL MARKET OB/XF VALUE  |  |  |  |     | 1,300     |  |  |  |  |
| Interior Wall            | 06               | CUST PANEL 10  |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | TOTAL LAND VALUE - MARKET |  |  |  |     | 8,645     |  |  |  |  |
| Interior Floor           | 14               | CARPET 90      |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | TOTAL MARKET VALUE        |  |  |  |     | 106,539   |  |  |  |  |
| Interior Floor           | 08               | SHT VINYL 10   |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | SOH/AGL Deduction         |  |  |  |     | 0         |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | ASSESSED VALUE            |  |  |  |     | 106,539   |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | TOTAL EXEMPTION VALUE     |  |  |  |     | 0         |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | BASE TAXABLE VALUE        |  |  |  |     | 106,539   |  |  |  |  |
| Bathrooms                |                  | 1 100          |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | TOTAL JUST VALUE          |  |  |  |     | 106,539   |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | NCON VALUE                |  |  |  |     | 0         |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | INCOME VALUE              |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | PREVIOUS YEAR MKT VALUE   |  |  |  |     | 108,295   |  |  |  |  |
| Frame Stories            | 01               | NONE 100       |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| Architectual             | 05               | CONV 100       |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| Units                    |                  | 0 100          |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| Condition Adj            | 03               | 03 100         |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| Kitchen Adjus            | 01               | 01 100         |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| Quality                  | 05               | 05             |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| DOR CODE                 | 0100             | SINGLE FAMILY  |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| MAP NUM                  |                  | MKT AREA       |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            | 07                        |  |  |  |     |           |  |  |  |  |
| NEIGHBORHOOD/LOC         | 870317.00        | 1.00/          |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA           | SUBAREA MARKET VALUE         |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| BAS                      | 935              | 100            |                      | 935                    | 81,881                       |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| FCP                      | 220              | 25             |                      | 55                     | 4,817                        |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| FOP                      | 64               | 30             |                      | 19                     | 1,664                        |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| FOP                      | 198              | 30             |                      | 59                     | 5,167                        |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| UST                      | 77               | 45             |                      | 35                     | 3,065                        |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| TOTALS                   | 1,494            |                |                      | 1,103                  | 96,594                       |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |                        | 1093 SE PEARCE LN, LAKE CITY |          |          |        |                |                    |         |             |        |         | BLD DATE        |                  |                   |                             |      | LGL DATE                 |            |          |    |        | 04/27/2022 |                           |  |  |  | MLU |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         | 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                      | 0                            | 1.00     | UT       | 0.00   | 0.00           | 100                | 0       | 0           | 3      | 100     | 300             |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| 2                        | 0294             | SHED WOOD/     | 0                    | 0                      | 0                            | 2.00     | UT       | 100.00 | 100.00         | 100                | 2017    | 2017        | 3      | 100     | 200             |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| 3                        | 0263             | PRCH, USP      | 0                    | 0                      | 0                            | 1.00     | UT       | 0.00   | 0.00           | 100                | 2017    | 2017        | 3      | 100     | 600             |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| 4                        | 0120             | CLFENCE 4      | 0                    | 0                      | 0                            | 1.00     | UT       | 0.00   | 0.00           | 100                | 2017    | 2017        | 3      | 100     | 100             |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| 5                        | 0169             | FENCE/WOOD     | 0                    | 0                      | 0                            | 1.00     | UT       | 0.00   | 0.00           | 100                | 2017    | 2017        | 3      | 100     | 100             |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  | TOTAL OB/XF 1,300 |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP                    | R D                          | LOC ZONE | FRONT    | DEPTH  | TOT LND UTS    | UNIT TYPE          | D T     | DPTH 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                      |                              | *RSF-    | 3 0.00   | 0.00   | 6,200.00       | SF                 |         | 1.00        | 1.00   | 1.00    | 0.95            | 0.95             | 5,890             |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
| 2                        | 0000             | C              | VAC RES              | 0                      |                              | *RSF-    | 3 0.00   | 0.00   | 2,900.00       | SF                 |         | 1.00        | 1.00   | 1.00    | 0.95            | 0.95             | 2,755             |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |
|                          |                  |                |                      |                        |                              |          |          |        |                |                    |         |             |        |         |                 |                  |                   |                             |      |                          |            |          |    |        |            |                           |  |  |  |     |           |  |  |  |  |