

| ELEMENT       | CD  | CONSTRUCTION   |
|---------------|-----|----------------|
| Exterior Wall | 32  | HARDIE BRD 100 |
| Roof Structur | 08  | IRREGULAR 100  |
| Roof Cover    | 03  | COMP SHNGL 100 |
| Interior Wall | 05  | DRYWALL 100    |
| Interior Floo | 14  | CARPET 50      |
| Interior Floo | 15  | HARDTILE 50    |
| Air Condition | 03  | CENTRAL 100    |
| Heating Type  | 04  | AIR DUCTED 100 |
| Bedrooms      |     | 4 100          |
| Bathrooms     |     | 3 100          |
| Frame         | 02  | WOOD FRAME 100 |
| Stories       | 1.5 | 1.5 100        |
| Architectual  | 05  | CONV 100       |
| Units         |     | 0 100          |
| Condition Adj | 04  | 04 100         |

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 3416.0400 1.10/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,252            | 100         |      | 2,252        | 371,216              |
| FGR       | 536              | 55          |      | 295          | 48,627               |
| FHS       | 913              | 60          |      | 548          | 90,331               |
| FOP       | 172              | 30          |      | 52           | 8,572                |
| FOP       | 456              | 30          |      | 137          | 22,583               |
| TOTALS    | 4,329            |             |      | 3,284        | 541,329              |

EXTRA FEATURES

| 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       | 100 | 0 | 0     |    | 538.00 | UT 2.00        | 100       | 2019    | 2019        | 3 | 100    | 1,076           |       |
| 2   | 0294       | SHED WOOD/  | 0       | 100 | 0 | 0     |    | 1.00   | UT 1,500.00    | 100       | 2024    | 2023        |   | 100    | 1,500           |       |
| 3   | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     |    | 1.00   | UT 2,800.00    | 100       | 2024    | 2023        |   | 100    | 2,800           |       |

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 |     | PRD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.10    | 35,000.00  | 38,500.00      | 38,500     |                             |      |         |      |     |    |        |

REVIEW DATE 09/22/2023 BY KS

| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100                                                       | 01  | 3,284     | 142.3405    | 175.36         | 575,882        | 2019 | 2019 | 0    | 0    | 6.00 | 94.00  |
| 1 SINGLE FAM 100% - 2022 Heated Area: 3165 HX Base Yr 2022 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 117 SW BELLFLOWER DR, LAKE CITY                            |     |           |             |                |                |      |      |      |      |      |        |

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU

| TOTAL OB/XF | 5,376 |
|-------------|-------|
|-------------|-------|

| LAND DESCRIPTION | TOTAL OB/XF | 5,376 |
|------------------|-------------|-------|
|------------------|-------------|-------|

Total Acres: 0.41 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500

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| VALUATION BY              | STANDARD  |
|---------------------------|-----------|
| Tax Group: 2              | Tax Dist: |
| BUILDING MARKET VALUE     | 541,329   |
| TOTAL MARKET OB/XF VALUE  | 5,376     |
| TOTAL LAND VALUE - MARKET | 38,500    |
| TOTAL MARKET VALUE        | 585,205   |
| SOH/AGL Deduction         | 79,947    |
| ASSESSED VALUE            | 505,258   |
| TOTAL EXEMPTION VALUE     | 50,722    |
| BASE TAXABLE VALUE        | 454,536   |
| TOTAL JUST VALUE          | 585,205   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 590,964   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 36882      | SFR         | 1,474 | 06/21/2018 |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1447/1088         | 9/13/2021 | WD        | Q   | I   | 01     | 530,000    |

GRANTOR: THE PRESERVE AT LAURE

GRANTEE: PRUITT GREGORY A

1359/2089 5/10/2018 WD U V 11 0

GRANTOR: CORNERSTONE HOMES OF

GRANTEE: THE PRESERVE AT LAU

BUILDING NOTES

| BUILDING DIMENSIONS |
|---------------------|
|---------------------|

BAS=[ORIG=0,0] W15 S8 S8 W29 S8 W14 S34 E14 S1 E14 N5 E8 N8 E12 N3 E10 N43 \$  
FHS=[ORIG=30,0] E7 N11 E30 N19 W44 S19 E7 S11 \$  
FGR=[ORIG=-22,54] S15 E22 N26 W10 S3 W12 S8 \$  
FOP=[ORIG=-15,8] W43 S16 E14 N8 E29 N8 \$  
FOP=[ORIG=-44,59] S6 E22 N11 W8 S5 W14 \$