

| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 32 | HARDIE BRD 80  |
| Exterior Wall            | 05 | AVERAGE 20     |
| Roof Structure           | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LAM/VNLPLK 90  |
| Interior Floo            | 15 | HARDTILE 10    |
| 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            | 04 | 04 100         |
| Kitchen Adjus            | 01 | 01 100         |

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 15417.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,572            | 100         |      | 1,572        | 175,639              |
| FGR       | 400              | 55          |      | 220          | 24,581               |
| FOP       | 48               | 30          |      | 14           | 1,564                |
| FOP       | 96               | 30          |      | 29           | 3,240                |
| PTO       | 76               | 5           |      | 4            | 447                  |

TOTALS 2,192 1,839 205,471

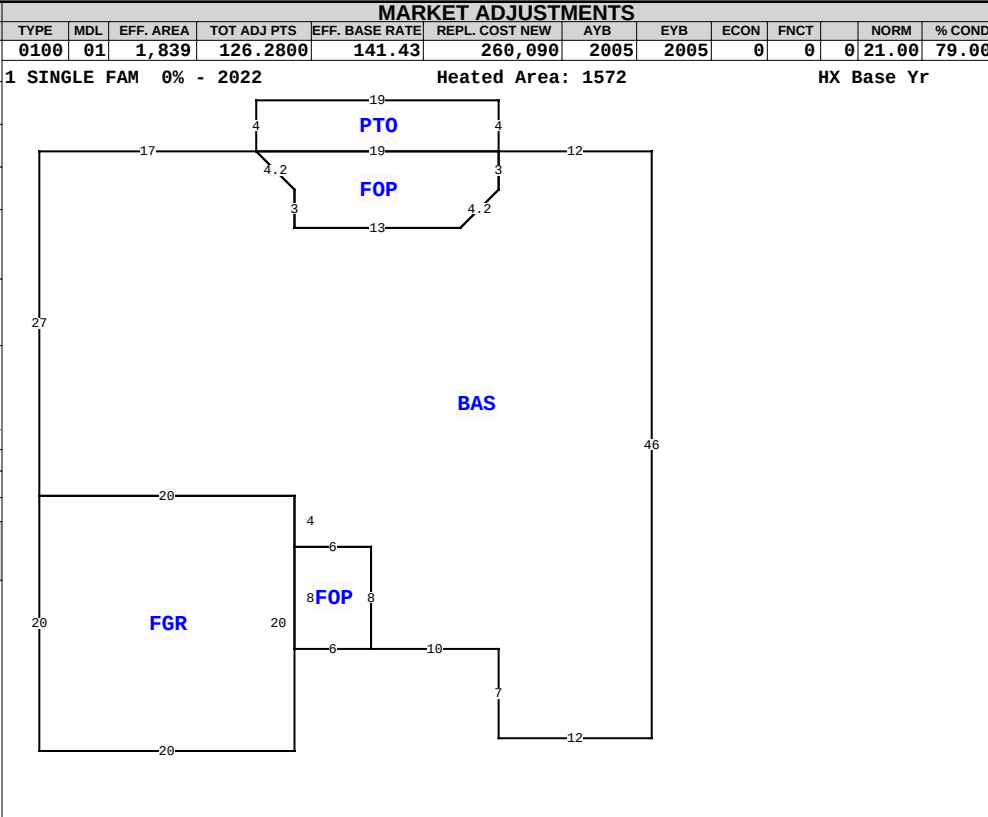
EXTRA FEATURES

| 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       | 0 | 0 | 979.00 | UT | 2.50  | 2.50           | 100       | 2005    | 2005        | 3 | 100    | 2,448           |       |
| 2   | 0169       | FENCE/WOOD  | 0       | 0 | 0 | 1.00   | UT | 0.00  | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 50              |       |

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                  | 0   |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 18,500.00  | 18,500.00      | 18,500     |                             |      |         |      |     |    |        |

REVIEW DATE 11/24/2021 BY CP



306 SE VICTORIA GLN, LAKE CITY

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 2,498 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | 2,498 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|

Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 205,471  |
| TOTAL MARKET OB/XF VALUE  |           | 2,498    |
| TOTAL LAND VALUE - MARKET |           | 18,500   |
| TOTAL MARKET VALUE        |           | 226,469  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 226,469  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 226,469  |
| TOTAL JUST VALUE          |           | 226,469  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 229,200  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1544/926          | 6/27/2025 | QC        | U   | I   | 11     | 100        |

GRANTOR: CORNERSTON DEVELOPMEN

GRANTEE: FCS TRUST DATED JAN

1445/473 8/17/2021 WD Q I 01 220,000

GRANTOR: FERNANDES RUTH A

GRANTEE: CABRERA GIAMPAOLO

BUILDING NOTES

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

BAS= W12 PTO= N4 W19 S4 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20\$ E20 S4 FOP= S8 E6 N8 W6\$ E6 S8 E10 S7 E12 N46\$.