

**JH PROPERTIES LLP**  
2101 W STATE RD 434 STE 315  
LONGWOOD, FL 32779

**19-3S-17-05136-002**

| BUILDING CHARACTERISTICS |    |                |  |  |  |  |  |  |  | MARKET ADJUSTMENTS  |     |           |             |                |                |        |      |      |      | COLUMBIA COUNTY PROPERTY |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|--------------------------|----|----------------|--|--|--|--|--|--|--|---------------------|-----|-----------|-------------|----------------|----------------|--------|------|------|------|--------------------------|------|--------|-------|-------------------|--|--|--|--|--|--|--|-----------------------------------|--|--|--|--|--|--|--|-----------|--|--|--|--|--|--|--|
| CONSTRUCTION             |    |                |  |  |  |  |  |  |  | VALUATION SUMMARY   |     |           |             |                |                |        |      |      |      | PAGE 1 of 3              |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
| ELEMENT                  | CD |                |  |  |  |  |  |  |  | TYPE                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB    | EYB  | ECON | FNCT |                          | NORM | % COND |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
| Exterior Wall            | 25 | MOD METAL 100  |  |  |  |  |  |  |  | 8400                | 06  | 2,100     | 93.3660     | 34.55          |                | 72,555 | 1986 | 1986 | 0    | 0                        | 0    | 50.00  | 50.00 | VALUATION BY      |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
| Roof Structure           | 10 | STEEL FRME 100 |  |  |  |  |  |  |  | 1 WAREH STOR 0% - 0 |     |           |             |                |                |        |      |      |      |                          |      |        |       | Heated Area: 2100 |  |  |  |  |  |  |  | HX Base Yr                        |  |  |  |  |  |  |  | STANDARD  |  |  |  |  |  |  |  |
| Roof Cover               | 12 | MODULAR MT 100 |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | Tax Group: 2                      |  |  |  |  |  |  |  | Tax Dist: |  |  |  |  |  |  |  |
| Interior Wall            | 01 | MINIMUM 100    |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | BUILDING MARKET VALUE             |  |  |  |  |  |  |  | 114,139   |  |  |  |  |  |  |  |
| Interior Floor           | 03 | CONC FINSH 100 |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE          |  |  |  |  |  |  |  | 21,968    |  |  |  |  |  |  |  |
| Air Condition            | 01 | NONE 100       |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET         |  |  |  |  |  |  |  | 31,500    |  |  |  |  |  |  |  |
| Heating Type             | 01 | NONE 100       |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | TOTAL MARKET VALUE                |  |  |  |  |  |  |  | 167,607   |  |  |  |  |  |  |  |
| Plumbing                 |    | 4 100          |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | SOH/AGL Deduction                 |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |
| Frame                    | 05 | STEEL 100      |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | ASSESSED VALUE                    |  |  |  |  |  |  |  | 167,607   |  |  |  |  |  |  |  |
| Story Height             |    | 16 100         |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE             |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |
| RMS                      |    | 0 100          |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | BASE TAXABLE VALUE                |  |  |  |  |  |  |  | 167,607   |  |  |  |  |  |  |  |
| Stories                  | 1. | 1. 100         |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | TOTAL JUST VALUE                  |  |  |  |  |  |  |  | 167,607   |  |  |  |  |  |  |  |
| Units                    |    | 0 100          |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | NCON VALUE                        |  |  |  |  |  |  |  | 0         |  |  |  |  |  |  |  |
| Condition Adj            | 03 | 03 100         |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | INCOME VALUE                      |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE           |  |  |  |  |  |  |  | 169,440   |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  | LAND:1:1: RECALC LAND AC 02/27/97 |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
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|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          |    |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |
|                          | </ |                |  |  |  |  |  |  |  |                     |     |           |             |                |                |        |      |      |      |                          |      |        |       |                   |  |  |  |  |  |  |  |                                   |  |  |  |  |  |  |  |           |  |  |  |  |  |  |  |

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