



| BUILDING CHARACTERISTICS                                                            |                  |                |                                 |              |                      | MARKET ADJUSTMENTS |                |                |             |                |           |          |             |         |            |                   |            |    | COLUMBIA COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------|------------------|----------------|---------------------------------|--------------|----------------------|--------------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------|-------------------|------------|----|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                             | CD               | CONSTRUCTION   | TYPE                            | MDL          | EFF. AREA            | TOT ADJ PTS        | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | CV          | NORM    | % COND     | PAGE 1 of 1       |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                       | 32               | HARDIE BRD 100 | 0100                            | 01           | 2,797                | 125.6948           | 140.78         | 393,762        | 2020        | 2020           | 0         | 0        | 1           | 5.00    | 94.00      | VALUATION SUMMARY |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure                                                                      | 08               | IRREGULAR 100  | 1 SINGLE FAM 100% - 2021        |              |                      |                    |                |                |             |                |           |          |             |         |            | Heated Area: 2355 |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                          | 03               | COMP SHNGL 100 |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            | HX Base Yr 2021   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                       | 05               | DRYWALL 100    |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                      | 13               | LAM/VNLPLK 80  |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor                                                                      | 15               | HARDTILE 20    |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                       | 03               | CENTRAL 100    |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                        | 04               | AIR DUCTED 100 |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                            | 3                | 100            |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                           | 3                | 100            |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                               | 02               | WOOD FRAME 100 |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                             | 1.               | 1. 100         |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Units                                                                               |                  | 0 100          |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                                                                             |                  |                | 07                              | 07           |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                            |                  |                | 0100 SINGLE FAMILY              |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                             |                  |                |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            | 01 |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                    |                  |                | 20316.00 1.00/                  |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                           | TOTAL GROSS AREA | PCT OF BASE    | YEAR                            | TOT ADJ AREA | SUBAREA MARKET VALUE |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                 | 2,355            | 100            |                                 | 2,355        | 311,645              |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                 | 483              | 55             |                                 | 266          | 35,200               |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                 | 48               | 30             |                                 | 14           | 1,853                |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                 | 153              | 30             |                                 | 46           | 6,087                |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                 | 388              | 30             |                                 | 116          | 15,350               |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                              |                  |                | 3,427                           |              | 2,797                | 370,136            |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                      |                  |                | 370 NW HIGH POINT DR, LAKE CITY |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 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                  | 1.00           | UT             | 0.00        | 0.00           | 100       | 2019     | 2019        | 3       | 100        | 2,200             |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                   | 0030             | BARN, MT       | 0                               | 100          | 30                   | 50                 | 1,500.00       | UT             | 18.00       | 18.00          | 100       | 2023     | 2022        |         | 100        | 27,000            |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                   | 0166             | CONC, PAVMT    | 0                               | 100          | 0                    | 0                  | 1,650.00       | UT             | 3.00        | 3.00           | 100       | 2023     | 2022        |         | 100        | 4,950             |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 34,150                                                                  |                  |                |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 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 |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                   | 0100             | C              | SFR                             | 100          |                      | PRRD               | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.00    | 55,000.00  | 55,000.00         | 55,000     |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 10/04/2022 BY JB                                                        |                  |                |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Total Acres: 2.68 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 |                  |                |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| PRINTED 11/18/2025 BY SYS                                                           |                  |                |                                 |              |                      |                    |                |                |             |                |           |          |             |         |            |                   |            |    |                          |  |  |  |  |  |  |  |  |  |  |  |  |

VALUATION BY STANDARD

Tax Group: 3 Tax Dist:

BUILDING MARKET VALUE 370,136

TOTAL MARKET OB/XF VALUE 34,150

TOTAL LAND VALUE - MARKET 55,000

TOTAL MARKET VALUE 459,286

SOH/AGL Deduction 77,322

ASSESSED VALUE 381,964

TOTAL EXEMPTION VALUE 55,722

BASE TAXABLE VALUE 326,242

TOTAL JUST VALUE 459,286

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 463,224

PERMIT NUM DESCRIPTION AMT ISSUED

000043619 Storage Building 50,000 01/31/2022

38331 SFR 1,215 07/09/2019

SALES DATA

| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| 1358/0478         | 4/17/2018 | WD        | Q   | V   | 01     | 35,000     |

GRANTOR: EDWIN J & ANDRA P HIG

GRANTEE: SHARON PATTON OQUIN

|           |            |    |   |   |    |        |
|-----------|------------|----|---|---|----|--------|
| 1345/2254 | 10/09/2017 | WD | Q | V | 01 | 35,000 |
|-----------|------------|----|---|---|----|--------|

GRANTOR: JOE A & BARBARA R ROY

GRANTEE: EDWIN J & ANDRA P H

BUILDING DIMENSIONS

BAS= W11 FOP= W8 S6 E8 N6\$ S6 W8 FGR= N6 W21 S23 E21 N17\$ S17 W33 S15 FOP= W3 S17 E9 N17 W6\$ E6 S17 W6 S15 E23 S2 E6 N2 E13 FOP= E10 N32 W14 S17 E4 S15\$ N15 W4 N17 E14 N38\$.