



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 16 | WD FR STUC 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 01 | MINIMUM 100    |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 90      |
| Interior Floo            | 06 | VINYL ASB 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    |    | N/A 100        |
| Stories                  | 1. | 1. 100         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                 |             |
|------------------|-----------------|-------------|
| Quality          | 03              | 03          |
| DOR CODE         | 5000IMPROVED AG |             |
| MAP NUM          |                 | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 20517.00        | 1.00/       |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 952              | 100         |      | 952          | 68,303               |
| FSP       | 240              | 40          |      | 96           | 6,887                |
| FST       | 80               | 55          |      | 44           | 3,157                |
| UGR       | 368              | 45          |      | 166          | 11,910               |
| TOTALS    | 1,640            |             |      | 1,258        | 90,258               |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    |
| 1              | 0190       | FPLC PF     | 0   | 0   | 0 | 0 | 1.00  | UT | 1,200.00 |
| 2              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 |
| 4              | 9947       | Septic      | 0   | 0   | 0 | 0 | 1.00  | UT | 3,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 1.00        |
| 2                | 0200     | C   | MBL HM               | 0   |     | A-1      | 0.00  | 0.00  | 0.50        |
| 3                | 0200     | C   | MBL HM               | 0   |     | A-1      | 0.00  | 0.00  | 0.50        |
| 4                | 5500     | A   | TIMBER 2             | 0   |     | A-1      | 0.00  | 0.00  | 98.00       |
| 5                | 9910     | M   | MKT . VAL . AG       | 0   |     | A-1      | 0.00  | 0.00  | 98.00       |

| MARKET ADJUSTMENTS                                                             |     |           |             |                |                |      |      |      |      |   |       |        |  |
|--------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                                           | 01  | 1,258     | 98.5500     | 110.38         | 138,858        | 1940 | 1985 |      | 0    | 0 | 35.00 | 65.00  |  |
| 1 SINGLE FAM 0% - 0 Heated Area: 952 HX Base Yr                                |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div><div>FST</div><div>UGR</div><div>BAS</div><div>FSP</div></div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 502 SW PAUL PEARCE LN, LAKE CITY                                               |     |           |             |                |                |      |      |      |      |   |       |        |  |

|                                  |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|----------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|------------|-----|
| 002 SW PAUL PEARCE LN, LAKE CITY |    |          |                | XF DATE   |         |             |   |        |                 | LAND DATE |  | 04/10/2025 | MLU |
|                                  |    |          |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |            |     |
| UNITS                            | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |            |     |
| 1.00                             | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |           |  |            |     |
| 1.00                             | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 300             |           |  |            |     |
| 1.00                             | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |           |  |            |     |
| 1.00                             | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |           |  |            |     |
|                                  |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                  |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                  |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                  |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                  |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                                  |    |          |                |           |         |             |   |        |                 |           |  |            |     |

| COLUMBIA COUNTY PROPERTY  |  |              |   |
|---------------------------|--|--------------|---|
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| VALUATION SUMMARY         |  | STANDARD     |   |
| VALUATION BY              |  | Tax Group: 3 |   |
| Tax Dist:                 |  | Tax Dist:    |   |
| BUILDING MARKET VALUE     |  | 90,258       |   |
| TOTAL MARKET OB/XF VALUE  |  | 11,500       |   |
| TOTAL LAND VALUE - MARKET |  | 450,000      |   |
| TOTAL MARKET VALUE        |  | 154,368      |   |
| SOH/AGL Deduction         |  | 6,456        |   |
| ASSESSED VALUE            |  | 147,912      |   |
| TOTAL EXEMPTION VALUE     |  | 0            |   |
| BASE TAXABLE VALUE        |  | 147,912      |   |
| TOTAL JUST VALUE          |  | 551,758      |   |
| NCON VALUE                |  | 0            |   |
| INCOME VALUE              |  |              |   |
| PREVIOUS YEAR MKT VALUE   |  | 551,758      |   |

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

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1486/499                       | 3/10/2023 | WD U      | I   | I   | 11     | 100        |  |
| GRANTOR: STEPHENS LARRY W REVO |           |           |     |     |        |            |  |
| GRANTEE: STEPHENS LARRY W RE   |           |           |     |     |        |            |  |
| 1437/890                       | 4/13/2021 | WD U      | I   | I   | 11     | 100        |  |
| GRANTOR: STEPHENS LARRY W      |           |           |     |     |        |            |  |
| GRANTEE: STEPHENS LARRY W RE   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                           |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W34 FST= W16 S5 UGR= S23 E16 N23 W16\$ E16 N5\$ S28 E10 FSP= S10 E24 N10 W24\$ E24N28\$. |  |  |  |  |  |  |  |  |  |