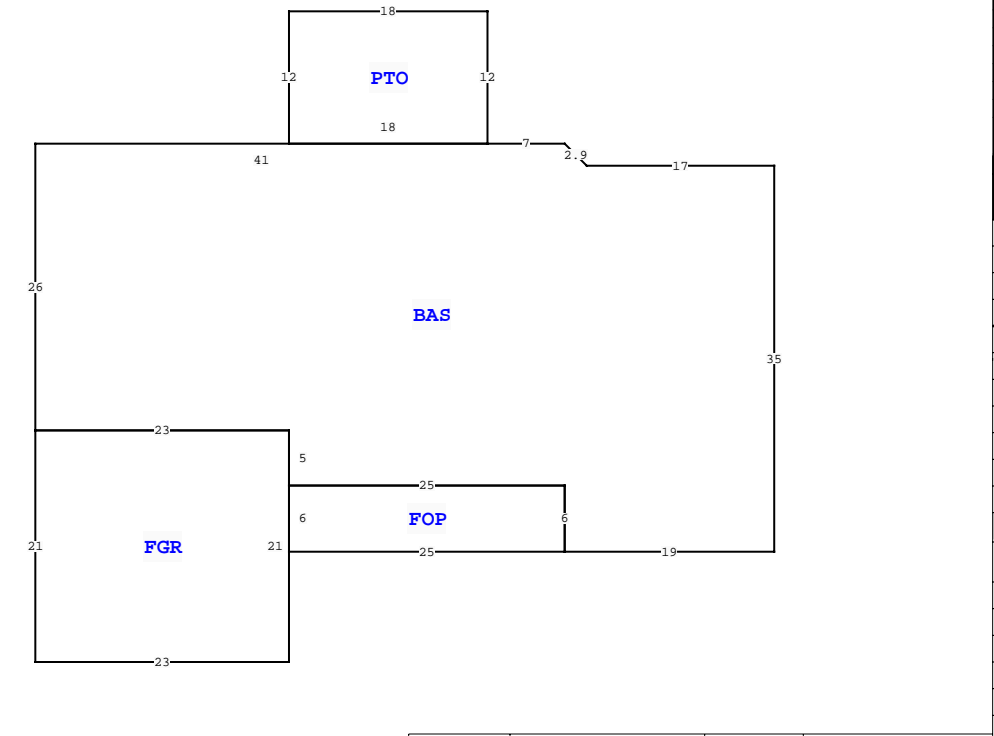




| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 80 |
| Exterior Wall | 31 VINYL SID 20 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LAM/VNLPK 80 |
| Interior Floor | 15 HARDTILE 20 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 07 07 |
| DOR CODE | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,362 | 124.1460 | 134.08 | 316,697 | 1996 | 1996 | 0 | 0 | 29.40 | 70.60 |



| MAP NUM | MKT AREA | 06 | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| 21416.020 | 1.00/ | | | | |
| NEIGHBORHOOD/LOC | 21416.020 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,040 | 100 | | 2,040 | 193,107 |
| FGR | 483 | 55 | | 266 | 25,179 |
| FOP | 150 | 30 | | 45 | 4,260 |
| PTO | 216 | 5 | | 11 | 1,041 |
| TOTALS | 2,889 | | | 2,362 | 223,588 |

4327 SW COUNTY ROAD 242 , LAKE CITY

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

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|----------|----|----------|----------------|-----------|
| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1,292.00 | UT | 1.50 | 1.50 | 100 |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 |

| YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---------|-------------|---|--------|-----------------|-------|
| 1996 | 1996 | 3 | 100 | 1,938 | |
| 1996 | 1996 | 3 | 100 | 1,200 | |
| 2007 | 2007 | 3 | 100 | 800 | |
| 2024 | 2024 | | 100 | 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 |
| 1 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | 1.00 |

| TOTAL OB/XF | | | | | | | | | | | | 4,738 | | | |
|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|-------|--|--|--|
| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | |
| 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 223,588 |
| TOTAL MARKET OB/XF VALUE | | | 4,738 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 263,326 |
| SOH/AGL Deduction | | | 79,159 |
| ASSESSED VALUE | | | 184,167 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 | |
| BASE TAXABLE VALUE | | | 133,445 |
| TOTAL JUST VALUE | | | 263,326 |
| NCON VALUE | | | 800 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 254,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 10489 | SFR | 245 | 11/27/1995 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1370/0332 | 10/05/2018 | WD | Q | I | 01 | 179,500 |
| GRANTOR: CHARLES G KEITH II | | | | | | |
| GRANTEE: CHARLES & NAKISHA S | | | | | | |
| 1176/0680 | 6/29/2009 | WD | Q | I | 01 | 122,000 |
| GRANTOR: GREGORY & MAXINE WHIT | | | | | | |
| GRANTEE: CHARLES G KEITH II | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W17 U2 L2 W7 PTO= N12 W18 S12 E18\$ W41 S26 FGR= S21 E23N21 W23\$ E23S5 FOP= S6 E25 N6 W25\$ E25 S6E19 N35\$. | | | | | | | | | | | |