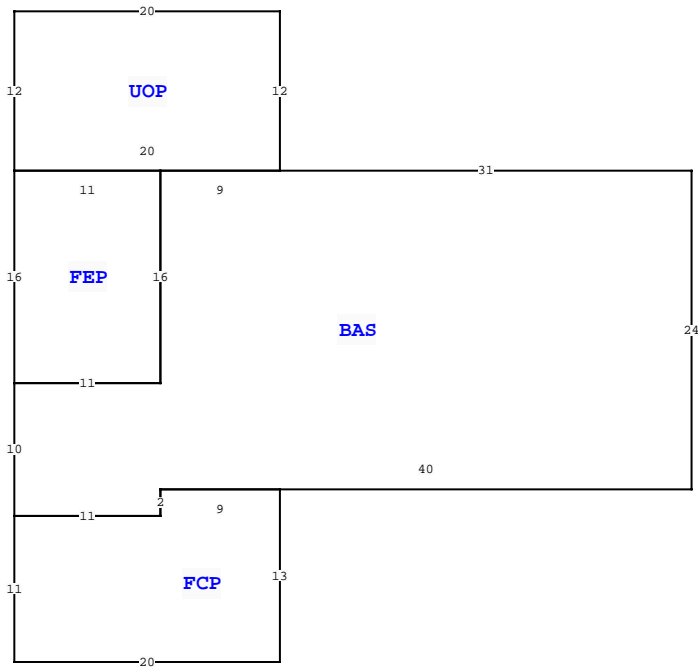


| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 15 CONC BLOCK 70 |
| Exterior Wall | 31 VINYL SID 30 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 03 FORCED AIR 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectural | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 05 05 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 30317.020 1.00/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,319 | 121.5760 | 131.30 | 173,185 | 1960 | 1960 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM - 0% - 2023 Heated Area: 1070 HX Base Yr | | | | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,070 | 100 | | 1,070 | 91,319 |
| FCP | 238 | 25 | | 60 | 5,121 |
| FEP | 176 | 80 | | 141 | 12,033 |
| UOP | 240 | 20 | | 48 | 4,096 |
| TOTALS | 1,724 | | | 1,319 | 112,570 |

898 NW INDIAN SHORE DR, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 |
| 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 | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 800 | |
| 4 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|--|-----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | | Tax Dist: |
| BUILDING MARKET VALUE | | | 112,570 |
| TOTAL MARKET OB/XF VALUE | | | 1,700 |
| TOTAL LAND VALUE - MARKET | | | 11,970 |
| TOTAL MARKET VALUE | | | 126,240 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 126,240 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 126,240 |
| TOTAL JUST VALUE | | | 126,240 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 123,110 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 1964 | ADDN SFR | 54 | 11/22/2010 |

| SALES DATA | | | | | | |
|------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1478/760 | 10/28/2022 | WD | Q | I | 01 | 55,000 |
| GRANTOR: KING RONALD R | | | | | | |
| GRANTEE: SUMNER SHAWN | | | | | | |
| 0839/0885 | 5/09/1997 | WD | Q | I | | 48,000 |
| GRANTOR: HOLLINGSWORTH | | | | | | |
| GRANTEE: KING | | | | | | |

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

| BUILDING DIMENSIONS |
|---|
| BAS= W31 UOP= N12 W20 S12 E20\$ W9 FEP= W11 S16 E11 N16\$ S16 W11 S10 FCP= S11 E20N13 W9 S2 W11\$ E11 N2 E40 N24\$. |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 1,700 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | 00 | 0.00 | 0.00 | 12,600.44 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 11,970 | | | | | | | |