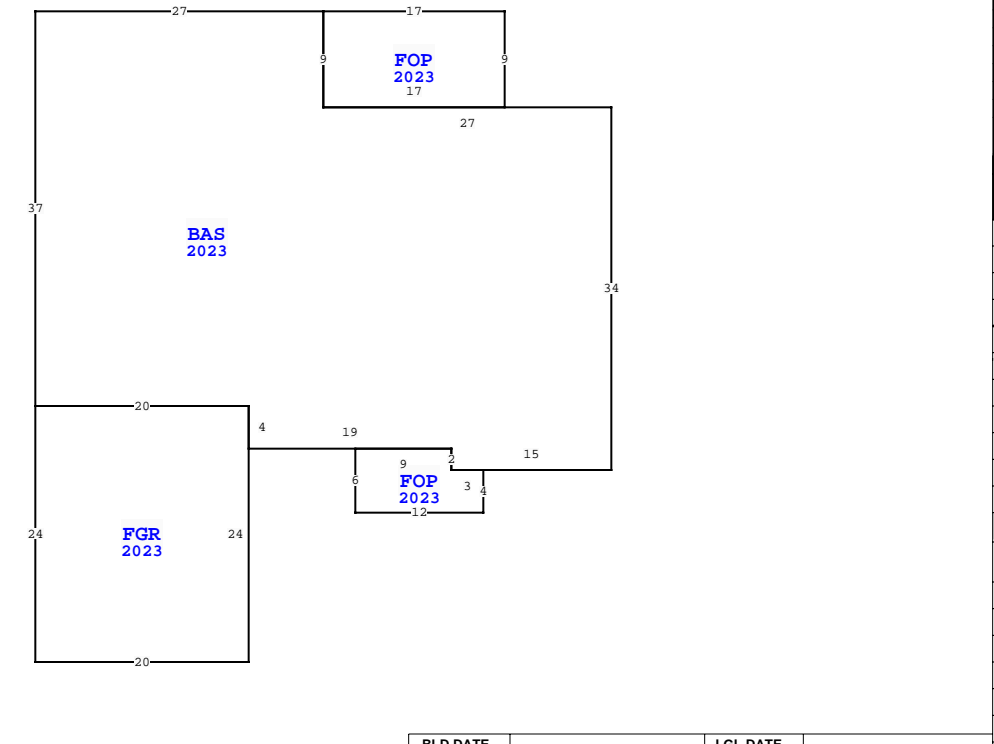


| BUILDING CHARACTERISTICS |                    |
|--------------------------|--------------------|
| ELEMENT                  | CD                 |
| Exterior Wall            | 32 HARDIE BRD 100  |
| Exterior Wall            | 00 N/A 0           |
| Roof Structure           | 03 GABLE/HIP 100   |
| Roof Cover               | 03 COMP SHNGL 100  |
| Interior Wall            | 05 DRYWALL 100     |
| Interior Floor           | 13 LAM/VNLPLK 100  |
| Interior Floor           | 00 N/A 0           |
| Air Condition            | 03 CENTRAL 100     |
| Heating Type             | 04 AIR DUCTED 100  |
| Bedrooms                 | 3 100              |
| Bathrooms                | 2 100              |
| Frame                    | 02 WOOD FRAME 100  |
| Stories                  | 1. 1. 100          |
| Units                    | 0 100              |
| Condition Adj            | 03 100             |
| Kitchen Adjus            | 01 01 100          |
| Quality                  | 05 05              |
| 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 |  |
| 1                  | SINGLE FAM | 100%      | - 2023      |                |                |                 |     |      |      |      |        |  |
| Heated Area: 1921  |            |           |             |                |                | HX Base Yr 2023 |     |      |      |      |        |  |



| MAP NUM          | MKT AREA         | 06          |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| NEIGHBORHOOD/LOC | 30417.020        | 1.00/       |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,921            | 100         | 2023 | 1,921        | 224,703              |
| FGR              | 480              | 55          | 2023 | 264          | 30,881               |
| FOP              | 66               | 30          | 2023 | 20           | 2,340                |
| FOP              | 153              | 30          | 2023 | 46           | 5,381                |
| <b>TOTALS</b>    | <b>2,620</b>     |             |      | <b>2,251</b> | <b>263,305</b>       |

137 SW PHLOX GLN, 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 | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1              | 0166       | CONC,PAVMT  | 0       | 100 | 0 | 0     |    |       | 3.00           | 100       | 2023    | 2022        |   | 100    | 3,600           |       |

TOTAL OB/XF 3,600

| 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 | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |           |        |             |
|---------------------------|-----------|--------|-------------|
| VALUATION SUMMARY         |           |        | PAGE 1 of 1 |
| VALUATION BY              |           |        | STANDARD    |
| Tax Group: 2              | Tax Dist: |        |             |
| BUILDING MARKET VALUE     |           |        | 263,305     |
| TOTAL MARKET OB/XF VALUE  |           |        | 3,600       |
| TOTAL LAND VALUE - MARKET |           |        | 35,000      |
| TOTAL MARKET VALUE        |           |        | 301,905     |
| SOH/AGL Deduction         |           |        | 39,292      |
| ASSESSED VALUE            |           |        | 262,613     |
| TOTAL EXEMPTION VALUE     | HX HB WX  | 55,722 |             |
| BASE TAXABLE VALUE        |           |        | 206,891     |
| TOTAL JUST VALUE          |           |        | 301,905     |
| NCON VALUE                |           |        | 0           |
| INCOME VALUE              |           |        |             |
| PREVIOUS YEAR MKT VALUE   |           |        | 304,619     |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000043364  | New Residential C | 305,400 | 12/13/2021 |

| SALES DATA                 |           |           |     |     |        |            |
|----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number          | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1438/1634                  | 5/26/2021 | WD Q      | Q   | V   | 01     | 30,000     |
| GRANTOR: MCTJFC LLC        |           |           |     |     |        |            |
| GRANTEE: ARATA JESSICA M   |           |           |     |     |        |            |
| 1147/0071                  | 3/31/2008 | WD Q      | Q   | V   | 01     | 100        |
| GRANTOR: JEAN FELERT CADET |           |           |     |     |        |            |
| GRANTEE: MCTJFC LLC        |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS   |
|---|
| BAS=[YR=2023;ORIG=100,20] W27 N9 W27 S37 E20 S4 E19 S2 E15 N34 \$ |
| FGR=[YR=2023;ORIG=46,48] E20 S24 W20 N24 \$                       |
| FOP=[YR=2023;ORIG=73,11] E17 S9 W17 N9 \$                         |
| FOP=[YR=2023;ORIG=85,52] W9 S6 E12 N4 W3 N2 \$                    |