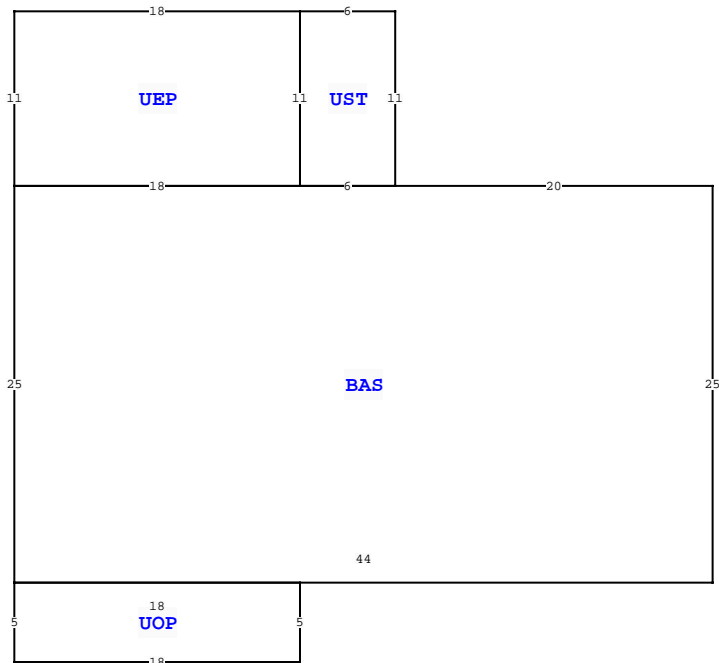


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 18 | CEMENT BRK 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 06 | VINYL ASB 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 1 100          |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architactual             | 05 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100   | 01  | 1,267     | 111.0000    | 124.32         | 157,513        | 1960 | 1960 | 0    | 0    | 35.00 | 65.00  |  |  |
| 1 SINGLE FAM - 100% - 1995 Heated Area: 1100 HX Base Yr 1995 |     |           |             |                |                |      |      |      |      |       |        |  |  |



| Quality          | 05               | 05            |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 07   |      |              |                      |
| NEIGHBORHOOD/LOC | 33317.140        | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,100            | 100           |      | 1,100        | 88,889               |
| UEP              | 198              | 60            |      | 119          | 9,616                |
| UOP              | 90               | 20            |      | 18           | 1,455                |
| UST              | 66               | 45            |      | 30           | 2,425                |
| TOTALS           | 1,454            |               |      | 1,267        | 102,383              |

254 SE DUSTIN TER, LAKE CITY

|          |  |           |                |
|----------|--|-----------|----------------|
| BLD DATE |  | LGL DATE  |                |
| XF DATE  |  | LAND DATE | 04/21/2023 MLU |
| INC DATE |  | AG DATE   |                |

| COLUMBIA COUNTY PROPERTY  |       |  |  | PAGE 1 of 1 | 2 |
|---------------------------|-------|--|--|-------------|---|
| VALUATION SUMMARY         |       |  |  |             |   |
| VALUATION BY              |       |  |  | STANDARD    |   |
| Tax Group: 2              |       |  |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     |       |  |  | 102,383     |   |
| TOTAL MARKET OB/XF VALUE  |       |  |  | 800         |   |
| TOTAL LAND VALUE - MARKET |       |  |  | 18,500      |   |
| TOTAL MARKET VALUE        |       |  |  | 121,683     |   |
| SOH/AGL Deduction         |       |  |  | 76,313      |   |
| ASSESSED VALUE            |       |  |  | 45,370      |   |
| TOTAL EXEMPTION VALUE     | HX HB |  |  | 25,000      |   |
| BASE TAXABLE VALUE        |       |  |  | 20,370      |   |
| TOTAL JUST VALUE          |       |  |  | 121,683     |   |
| NCON VALUE                |       |  |  | 0           |   |
| INCOME VALUE              |       |  |  |             |   |
| PREVIOUS YEAR MKT VALUE   |       |  |  | 115,285     |   |

SALE:2:1: LOT 12 BLK 4 GOLF MANOR  
SALE:1:1: LOT 12 BLK 4 GOLF MANOR

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

| SALES DATA                  |           |           |     |     |        |            |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0800/1578                   | 1/19/1995 | WD        | Q   | I   |        | 34,000     |
| GRANTOR: ANNA V BRACKETT    |           |           |     |     |        |            |
| GRANTEE: MICHAEL J GOODYEAR |           |           |     |     |        |            |
| 0769/1687                   | 1/07/1993 | WD        | Q   | I   |        | 29,000     |
| GRANTOR: EMMA L NOLL        |           |           |     |     |        |            |
| GRANTEE: ANNA V BRACKETT    |           |           |     |     |        |            |

| EXTRA FEATURES |      | 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           | 100       | 0       | 0           | 3 | 100    | 100             |       |
| 2              | 0120 | CLFENCE 4   | 0   | 100 | 0 | 0     | 1.00 | UT    | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 300             |       |
| 3              | 0294 | SHED WOOD/  | 0   | 100 | 8 | 12    | 1.00 | UT    | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 400             |       |

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

| BUILDING DIMENSIONS |   |
|---------------------|---|
| BAS=                | W20 UST= N11 W6 S11 E6\$W6 UEP= N11 W18 S11 E18\$ W18 S25 |
| UOP=                | S5 E18 N5 W18\$ E44 N25\$.                                |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             | TOTAL OB/XF |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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-2    | 80.00 | 125.00 | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 18,500.00  | 18,500.00      | 18,500     |                             |      |         |      |     |    |        |