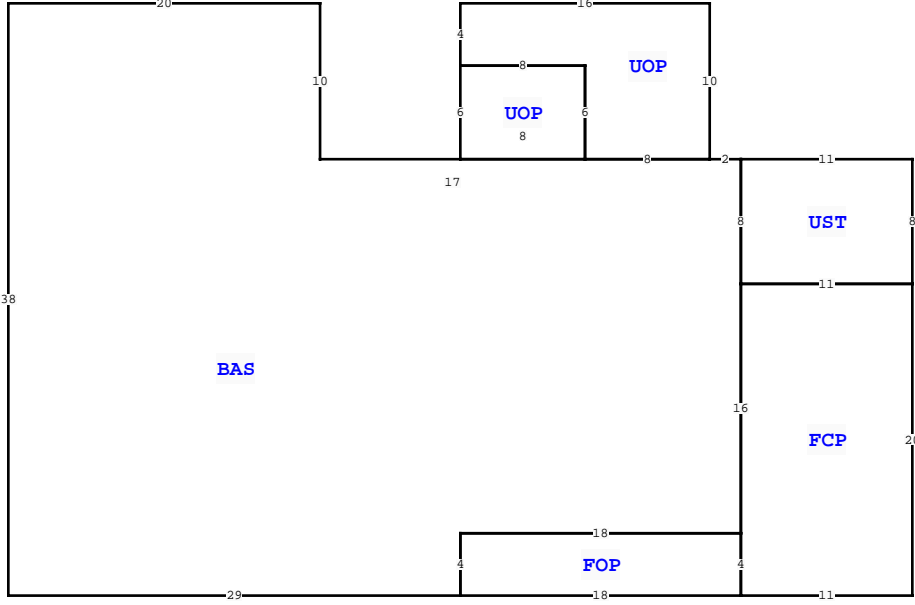


| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 15 | CONC BLOCK | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 12 | HARDWOOD | 90 | | |
| Interior Floor | 08 | SHT VINYL | 10 | | |
| 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 Units | 05 | CONV | 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 | 5417.0600 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,444 | 100 | | 1,444 | 120,103 |
| FCP | 220 | 25 | | 55 | 4,575 |
| FOP | 72 | 30 | | 22 | 1,830 |
| UOP | 48 | 20 | | 10 | 832 |
| UOP | 112 | 20 | | 22 | 1,830 |
| UST | 88 | 45 | | 40 | 3,327 |
| TOTALS | 1,984 | | | 1,593 | 132,496 |

| 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% | - 2025 | | | | | | | | |
| | | | | | Heated Area: 1444 | | | | | | |
| | | | | | | HX Base Yr 2025 | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 132,496 | |
| TOTAL MARKET OB/XF VALUE | | 450 | |
| TOTAL LAND VALUE - MARKET | | 22,590 | |
| TOTAL MARKET VALUE | | 155,536 | |
| SOH/AGL Deduction | | 3,534 | |
| ASSESSED VALUE | | 152,002 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 100,591 | |
| TOTAL JUST VALUE | | 155,536 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 148,006 | |

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

| SALES DATA | | | | | | |
|---------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1352/1131 | 1/26/2018 | WD Q | Q | I | 01 | 108,000 |
| GRANTOR: C. IMOGENE DARBY (AKA) | | | | | | |
| GRANTEE: STEPHEN CULOTTI | | | | | | |
| 0581/0460 | 12/01/1985 | WD Q | Q | I | | 43,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

| 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 | | | 0.00 | 100 | 0 | 0 | 3 | 100 | 450 | |

256 SE OAK ST, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/19/2026 |
| INC DATE | | AG DATE | MLU |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| BAS= W20 S38 E29 FOP= E18 N4W18S4\$ N4 E18 FCP= S4 E11 N20W11 S16\$ N16 UST= E11 N8 W11 S8\$ N8 W2 UOP= N10 W16 S4 E8 S6 E8\$ W8 UOP= N6 W8 S6 E8\$ W17 N10\$. | | | | | | | | | |

| 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- | 290.00 | 167.00 | 15,060.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 22,590 | | | | | | | |