

| ELEMENT        | CD   | CONSTRUCTION   |
|----------------|------|----------------|
| Exterior Wall  | 16   | WD FR STUC 100 |
| Roof Structur  | 03   | GABLE/HIP 100  |
| Roof Cover     | 12   | MODULAR MT 100 |
| Interior Wall  | 02   | WALL BD/WD 100 |
| Interior Floor | 14   | CARPET 90      |
| Interior Floor | 08   | SHT VINYL 10   |
| Air Condition  | 02   | WINDOW 100     |
| Heating Type   | 02   | CONVECTION 100 |
| Bedrooms       |      | 3 100          |
| Bathrooms      |      | 1 100          |
| Frame          | 01   | NONE 100       |
| Stories        | 1.   | 1. 100         |
| Architectual   | 05   | CONV 100       |
| Units          |      | 0 100          |
| Condition Adj  | 01   | 01 100         |
| Kitchen Adjus  | 01   | 01 100         |
| Quality        | 01   | 01             |
| DOR CODE       | 0100 | SINGLE FAMILY  |

| TYPE | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
|------|------------|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| 1    | SINGLE FAM | 0%        | 2025        | 66.25          | 66,184         | 1940 | 1940 | 10   | 0    | 15 | 35.00 | 40.00  |

Heated Area: 982 HX Base Yr

| MAP NUM          | MKT AREA         | 07          |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| NEIGHBORHOOD/LOC | 810317.00        | 1.00/       |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 982              | 100         |      | 982          | 26,023               |
| FOP              | 56               | 30          |      | 17           | 450                  |
| TOTALS           | 1,038            |             |      | 999          | 26,474               |

642 NE CONGRESS AVE, LAKE CITY

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| 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 |
|-----|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
|     |            |             |         |   |   |       |    |       |                |           |         |             |   |        |                 |       |

| 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                  | 0   |     | *RSF-    | 351.00 | 102.00 | 5,202.00    | SF        |     | 1.00     | 1.00   | 1.00    | 0.50       | 0.50           | 2,601       |                             |      |         |      |     |    |        |  |  |

| COLUMBIA COUNTY PROPERTY                    |                   |           |            | PAGE 1 of 1 | 1      |
|---|-------------------|-----------|------------|-------------|--------|
| VALUATION BY                                |                   |           |            | STANDARD    |        |
| Tax Group: 1                                |                   | Tax Dist: |            |             |        |
| BUILDING MARKET VALUE                       |                   |           |            | 26,474      |        |
| TOTAL MARKET OB/XF VALUE                    |                   |           |            | 0           |        |
| TOTAL LAND VALUE - MARKET                   |                   |           |            | 2,601       |        |
| TOTAL MARKET VALUE                          |                   |           |            | 29,075      |        |
| SOH/AGL Deduction                           |                   |           |            | 0           |        |
| ASSESSED VALUE                              |                   |           |            | 29,075      |        |
| TOTAL EXEMPTION VALUE                       |                   |           |            | 10          | 29,075 |
| BASE TAXABLE VALUE                          |                   |           |            | 0           |        |
| TOTAL JUST VALUE                            |                   |           |            | 29,075      |        |
| NCON VALUE                                  |                   |           |            | 0           |        |
| INCOME VALUE                                |                   |           |            |             |        |
| PREVIOUS YEAR MKT VALUE                     |                   |           |            | 29,075      |        |
| SALE:2:1: ELLIS' BUY, FIX & RESALE PROPERTY |                   |           |            |             |        |
| LAND:1:1: {                                 |                   |           |            |             |        |
| PERMIT NUM                                  | DESCRIPTION       | AMT       | ISSUED     |             |        |
| 000047371                                   | Electrical Servic | 0         | 06/02/2023 |             |        |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1529/290                       | 11/01/2024 | WD        | U   | I   | 11     | 0          |
| GRANTOR: COMMUNITY URBAN PROJE |            |           |     |     |        |            |
| GRANTEE: NORTH CENTRAL FLORI   |            |           |     |     |        |            |
| 1346/0441                      | 9/21/2017  | FJ        | U   | I   | 18     | 0          |
| GRANTOR: CLERK OF COURT        |            |           |     |     |        |            |
| GRANTEE: ANDREIA NICHOLS FLE   |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                    |
|--|
| BAS= W35 S26 E4 S8 E9 FOP= E7 N8W7 S8\$ N8 E22 N26 \$. |