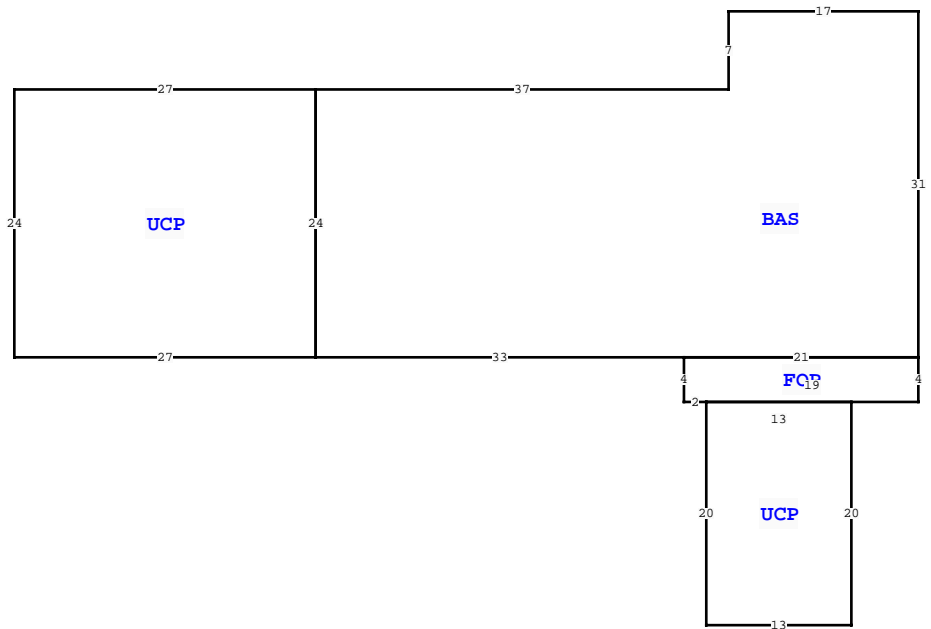


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 15 | CONC BLOCK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 80 |
| Interior Floor | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | | N/A 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,622 | 108.1080 | 121.08 | 196,392 | 1964 | 1964 | 10 | 0 | 35.00 | 55.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1415 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | |
|---------------------------|-----------|----------|
| VALUATION SUMMARY | | |
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 108,016 |
| TOTAL MARKET OB/XF VALUE | | 30 |
| TOTAL LAND VALUE - MARKET | | 3,200 |
| TOTAL MARKET VALUE | | 111,246 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 111,246 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 111,246 |
| TOTAL JUST VALUE | | 111,246 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 111,246 |

| DOR CODE 0100 SINGLE FAMILY | | | | | |
|-----------------------------|------------------|-------------|------|--------------|----------------------|
| MAP NUM | MKT AREA | 07 | | | |
| NEIGHBORHOOD/LOC | 820317.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,415 | 100 | | 1,415 | 94,230 |
| FOP | 84 | 30 | | 25 | 1,665 |
| UCP | 260 | 20 | | 52 | 3,463 |
| UCP | 648 | 20 | | 130 | 8,657 |
| TOTALS | 2,407 | | | 1,622 | 108,016 |

827 NW MAGNOLIA WAY, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/03/2021 |
| INC DATE | | AG DATE | MLU |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| 00018 | | | |

| SALES DATA | | | | | | |
|-------------------|------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W17 S7 W37 UCP= W27 S24E27 N24 S S24 E33 FOP= S4 E2 UCP= S20 E13 N20 W13 S E19 N4 W21 S E21 N31 S. | |

| 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 | | 0.00 | 100 | 0 | | 3 | 100 | 30 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 30 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 3,200.00 | 3,200.00 | 3,200 | | | | | | | |