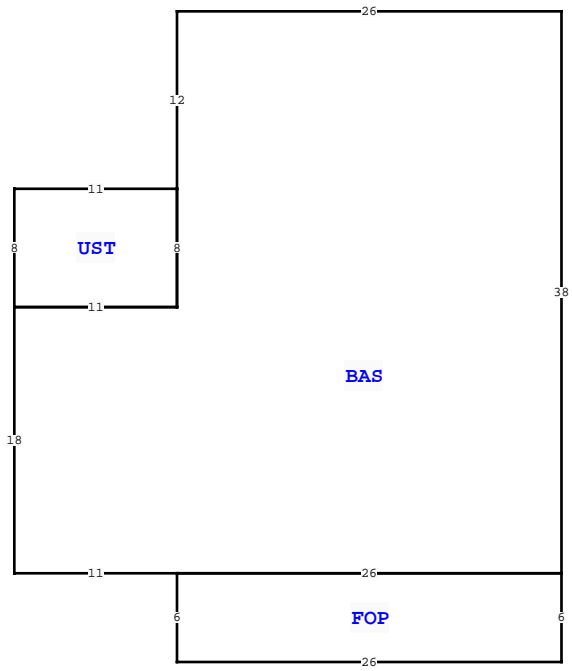


| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 26 | ALM SIDING 20 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 80 |
| Interior Floor | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| 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 | 840317.00 | 1.00/ |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,186 | 100 |
| FOP | 156 | 30 |
| UST | 88 | 45 |
| TOTALS | 1,430 | 1,273 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,273 | 122.0960 | 136.75 | 174,083 | 1966 | 1966 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1186 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 113,154 |
| TOTAL MARKET OB/XF VALUE | | | 450 |
| TOTAL LAND VALUE - MARKET | | | 11,375 |
| TOTAL MARKET VALUE | | | 124,979 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 124,979 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 124,979 |
| TOTAL JUST VALUE | | | 124,979 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 124,979 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 409 | ADDN SFR | 50 | 08/01/2012 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1364/2306 | 7/10/2018 | WD Q | Q | I | 01 | 58,000 |
| GRANTOR: TOMMY J & COURTNEY C | | | | | | |
| GRANTEE: MICHAEL MORRISON | | | | | | |
| 1250/1660 | 3/05/2013 | WD U | U | I | 11 | 100 |
| GRANTOR: THE BLAIR GROUP LLC | | | | | | |
| GRANTEE: TOMMY J & COURTNEY | | | | | | |

| 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 50 | 1993 | 1993 | 3 | 50 | 150 | |

254 SW MCFARLANE AVE, LAKE CITY

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

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS= W26 S12 UST= W11 S8 E11N8\$ S8 W11 S18 E11 FOP= S6 E26 N6 W26\$ E26 N38\$. | | | |

| 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- | 252.00 | 100.00 | 5,200.00 | SF | | 1.00 | 1.00 | 1.25 | 1.75 | 2.19 | 11,375 | | | | | | | |