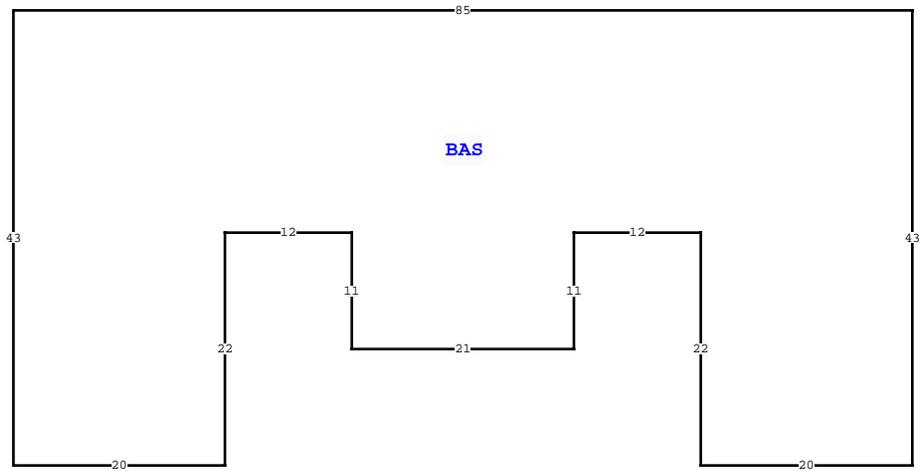


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----------------------|--------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 04 | WOOD TRUSS | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 14 | CARPET | 70 |
| Interior Floo | 15 | HARDTILE | 30 |
| Ceiling | 02 | F.NOT SUS | 100 |
| Air Condition | 06 | ENG CENTRL | 100 |
| Heating Type | 09 | ENG F AIR | 100 |
| Fixtures | | 4 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Story Height | | 8 | 100 |
| RMS | | 9 | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 1700 OFFICE BLD 1STY | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 850317.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,896 | 100 | |
| TOTALS | 2,896 | | 2,896 111,540 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------------|----------------|----------------|------------|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | OFFICE LOW | 0% | - 2023 | | | | | | | | | |
| | | | Heated Area: 2896 | | | HX Base Yr | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 111,540 |
| TOTAL MARKET OB/XF VALUE | | | 6,300 |
| TOTAL LAND VALUE - MARKET | | | 70,875 |
| TOTAL MARKET VALUE | | | 188,715 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 188,715 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 188,715 |
| TOTAL JUST VALUE | | | 188,715 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 185,789 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| 00787 | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1465/986 | 3/22/2022 | PR | U | I | 19 | 300,000 |
| GRANTOR: MENA MARY K | | | | | | |
| GRANTEE: GATEWAY BUSINESS SO | | | | | | |
| 1335/0107 | 3/31/2017 | WD | Q | I | 01 | 199,000 |
| GRANTOR: RESULTS REALTY OF NOR | | | | | | |
| GRANTEE: CESAR E & MARY K ME | | | | | | |

| EXTRA FEATURES | | 291 NW MAIN BLVD, LAKE CITY | |
|----------------|------------|-----------------------------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0166 | CONC, PAVMT | 0 |
| 2 | 0260 | PAVEMENT-A | 0 |

| 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 | 2,500 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 3,800 | |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W85 S43 E20 N22 E12 S11 E21 N11 E12 S22 E20 N43\$. | |

| 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 | 1700 | C | 1STORY OFF | 0 | | *C-CBD | 05.00 | 150.00 | 15,750.00 | SF | | 1.00 | 1.00 | 1.00 | 4.50 | 4.50 | 70,875 | | | | | | | |