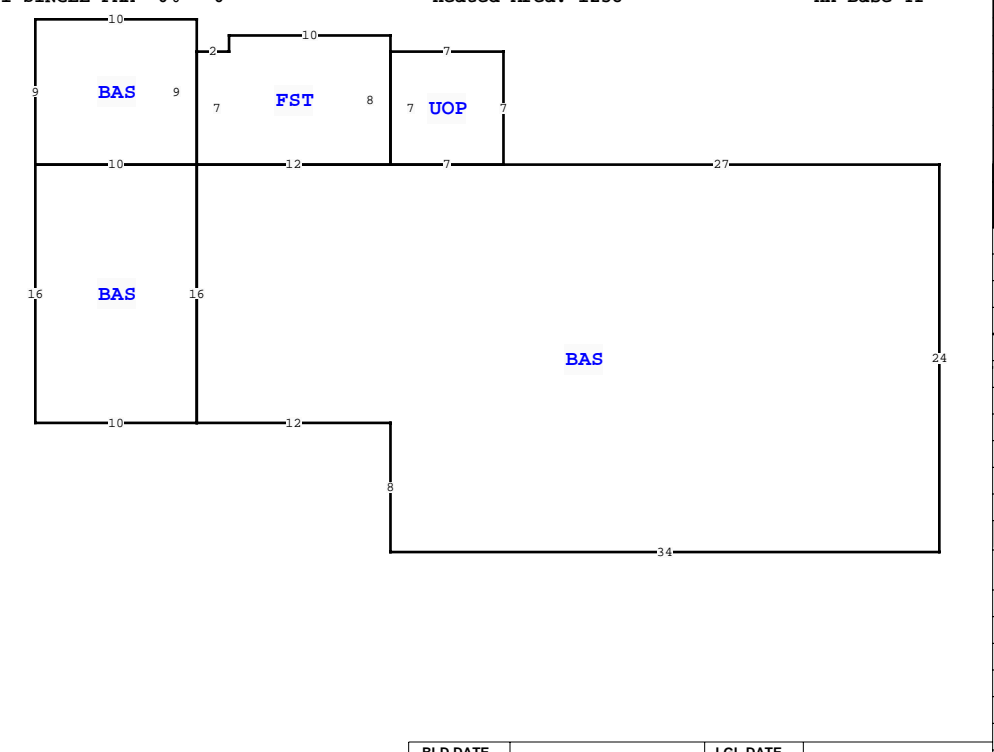


| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 26 ALM SIDING 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 12 HARDWOOD 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 6 100 |
| Bathrooms | 2 100 |
| 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 | 03 03 |
| DOR CODE | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 1,320 | 84.9600 | 95.16 | 125,611 | 1953 | 1953 | 0 | 0 | 0 | 35.00 | 65.00 | | |



| MAP NUM | MKT AREA | 06 | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 90 | 100 | | 90 | 5,567 |
| BAS | 160 | 100 | | 160 | 9,897 |
| BAS | 1,008 | 100 | | 1,008 | 62,349 |
| FST | 94 | 55 | | 52 | 3,216 |
| UOP | 49 | 20 | | 10 | 619 |
| TOTALS | 1,401 | | | 1,320 | 81,647 |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 81,647 |
| TOTAL MARKET OB/XF VALUE | | | 350 |
| TOTAL LAND VALUE - MARKET | | | 15,900 |
| TOTAL MARKET VALUE | | | 97,897 |
| SOH/AGL Deduction | | | 2,216 |
| ASSESSED VALUE | | | 95,681 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 95,681 |
| TOTAL JUST VALUE | | | 97,897 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 92,067 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 000044131 | Remodel | 15,000 | 04/07/2022 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1349/2085 | 12/12/2017 | WD | U | I | 37 | 40,000 |
| GRANTOR: EUVARGAIN AMPARO | | | | | | |
| GRANTEE: DAVID BERNSTEIN ENT | | | | | | |
| 1162/0256 | 10/12/2007 | WD | Q | I | 01 | 100 |
| GRANTOR: GREGORY | | | | | | |
| GRANTEE: AMPARO | | | | | | |

| EXTRA FEATURES | |
|----------------|------------|
| L N | OB/XF CODE |
| 1 | 0120 |
| 2 | 0166 |
| 3 | 0296 |

| TOTAL OB/XF | | | | | | | | | | | | | | | | |
|-------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |
| | | | | | | | | | | | | | | 350 | | |

| BUILDING NOTES | |
|------------------------------|--|
| 550 SE AVALON AVE, LAKE CITY | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W27 UOP= N7 W7 S7 E7\$ W7 FST= N8 W10 S1 W2 S7 E12\$ W12 | |
| BAS= N9 W10 S9 E10 \$ BAS= W10 S16 E10 N16\$ S16 E12S8 E34 N24\$. | |

| 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 | 1100.00 | 106.00 | 10,600.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 15,900 | | | | | | | |