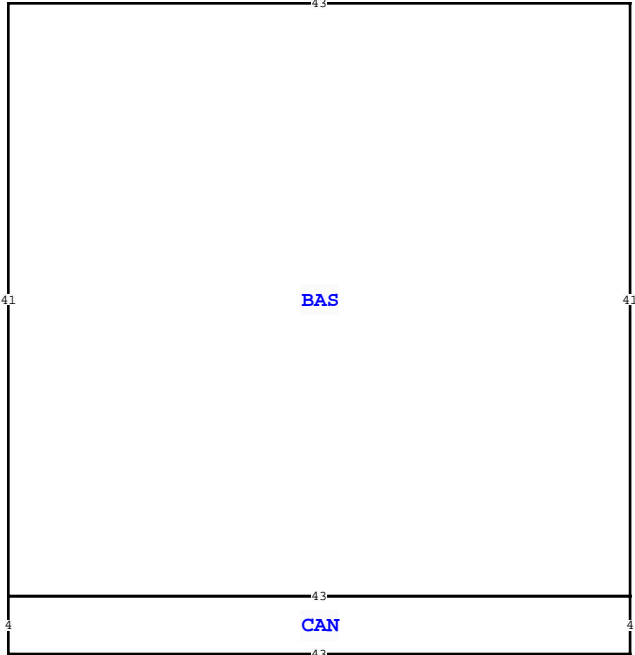


| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|-----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 90 |
| Interior Floor | 08 | SHT VINYL 10 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 8 100 |
| RMS | | 7 100 |
| 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 | 870317.00 | 1.00/ |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,763 | 100 |
| CAN | 172 | 30 |
| TOTALS | 1,935 | |

| 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% | - 0 | 70.89 | 128,665 | 1985 | 1985 | 0 | 0 | 50.00 | 50.00 | |
| Heated Area: 1763 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---|------------------|-----------|-------------------------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY STANDARD | | | |
| Tax Group: 1 Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 64,332 |
| TOTAL MARKET OB/XF VALUE | | | 200 |
| TOTAL LAND VALUE - MARKET | | | 33,302 |
| TOTAL MARKET VALUE | | | 97,834 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 97,834 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 97,834 |
| TOTAL JUST VALUE | | | 97,834 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 94,807 |
| SALE:1:1: 70 FF BAYA AVE & OFFICE BLDG | | | |
| PERMIT NUM DESCRIPTION AMT ISSUED | | | |
| 000046899 | Roof Replacement | 9,000 | 04/04/2023 |
| 714 | ADDN COMM | 75 | 04/18/2008 |
| SALES DATA | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / I / RSN CD SALE PRICE |
| 0706/0639 | 1/05/1990 | WD Q | I 82,000 |
| GRANTOR: HALE-BRANNON | | | |
| GRANTEE: GREAT SOUTH TIMBER | | | |
| BUILDING NOTES | | | |
| BUILDING DIMENSIONS | | | |
| BAS= W43 S41 CAN= S4 E43 N4 W43SE43 N41S. | | | |

| 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 |
| 1 | 0166 | CONC,PAVMT | 0 0 | 0 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 100 |
| TOTALS | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|-----------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT |
| 1 | 1700 | C | 1STORY OFF | 0 | | 00 | 70.00 | 173.00 | 12,110.00 | SF | | 1.00 |
| TOTAL OB/XF 200 | | | | | | | | | | | | |