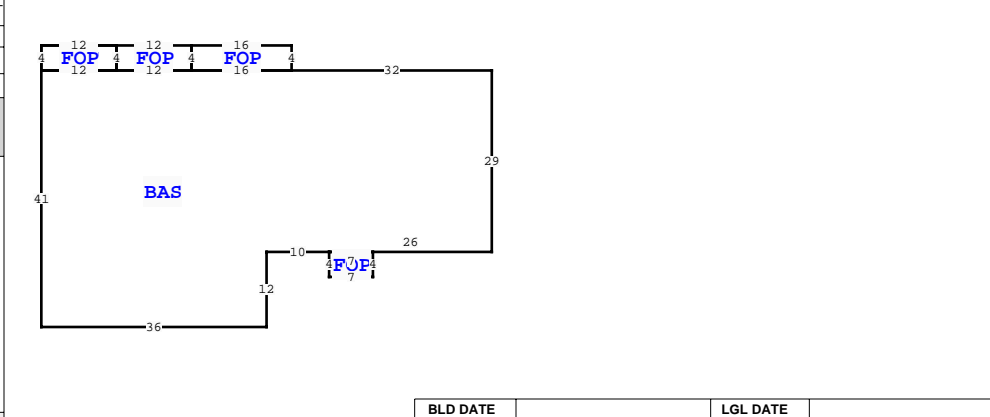


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 05 AVERAGE 100 |
| Roof Structur | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 3 100 |
| Frame | 01 NONE 100 |
| Stories | 1.5 1.5 100 |
| Architectual | 05 CONV 100 |
| Units | 3 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 2800 | 01 | 3,702 | 106.9425 | 93.04 | 344,434 | 1981 | 2000 | 0 | 0 | 0 | 31.25 | 68.75 | | |
| 1 TRI/QUAD 0% - 2024 Heated Area: 3564 HX Base Yr | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 236,798 | |
| TOTAL MARKET OB/XF VALUE | | 500 | |
| TOTAL LAND VALUE - MARKET | | 11,000 | |
| TOTAL MARKET VALUE | | 248,298 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 248,298 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 248,298 | |
| TOTAL JUST VALUE | | 248,298 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 244,308 | |

| | | | | | |
|------------------|-------------------|-------------|------|--------------|----------------------|
| Quality | 05 05 | | | | |
| DOR CODE | 0800MULTI-FAM <10 | | | | |
| 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 | 2,520 | 100 | | 2,520 | 161,192 |
| FOP | 284 | 30 | | 85 | 5,437 |
| FST | 96 | 55 | | 53 | 3,390 |
| FUS | 1,044 | 100 | | 1,044 | 66,780 |
| TOTALS | 3,944 | | | 3,702 | 236,798 |



| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000047012 | Roof Replacement | 15,050 | 04/20/2023 |
| 272 | ADDN SFR | 50 | 05/01/2012 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1494/2766 | 7/06/2023 | WD Q | Q | I | 01 | 270,000 |
| GRANTOR: ULMAN MARY ANN TRUSTE | | | | | | |
| GRANTEE: LAKE FOREST PLACE, | | | | | | |
| 1113/0668 | 3/08/2007 | WD Q | Q | I | | 200,000 |
| GRANTOR: JAMES WILLIAM RIGSBY | | | | | | |
| GRANTEE: MARY ANN ULMAN TRUS | | | | | | |

| 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 | 2024 | 2023 | | 100 | 500 | |

| TOTAL OB/XF | | | | | | | | | | |
|----------------------------------|---------|----------|------------|-----------|---------|-----|--|--|--|--|
| 378 SE LAKE FOREST PL, LAKE CITY | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | |
| | | | 05/12/2026 | | | MLU | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| BAS= W32 FOP= N4 W16 S4 E16\$W16 FOP= N4 W12 S4 E12\$ W12 FST= N4 W12 S4 E12\$ FOP= N4 W12 S4 E12\$ W12 S41 E36 N12 E10 FOP= S4 E7 N4 W7\$ E26 N29\$ PTR=N30 FUS= N29 FOP= N4 W12 S4 E12\$ W12 FST= N4 W12 S4 E12\$ W12 FOP= N4 W12 S4 E12\$ W12 S29 E36\$ S30\$. | | | | | | | | | |

| 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 | 0800 | C | MULTI-FAM | 0 | | | 0.00 | 0.00 | 11,000.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 11,000 | | | | | | | |