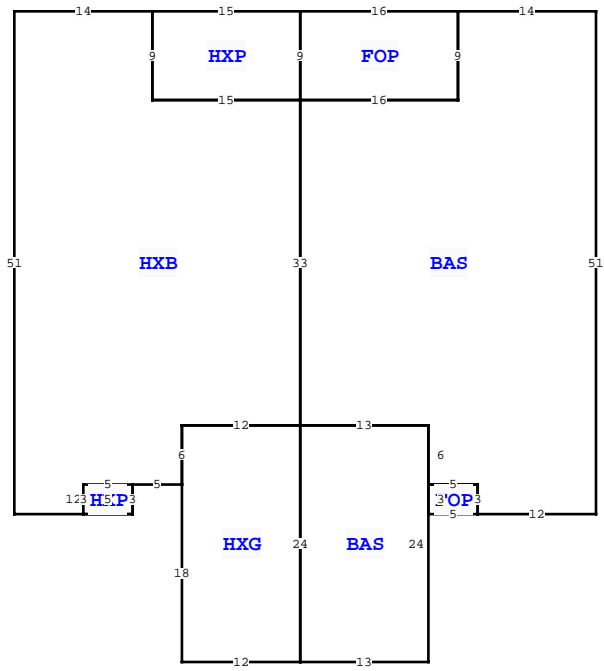


| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 19 COMMON BRK 100 |
| Roof Structur            | 04 WOOD TRUSS 100 |
| Roof Cover               | 03 COMP SHNGL 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floo            | 14 CARPET 100     |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Frame                    | 02 WOOD FRAME 100 |
| Story Height             | 9 100             |
| RMS                      | 0 100             |
| Stories                  | 1. 1. 100         |
| Units                    | 2 100             |
| 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 |                                      |  |
| 1                  | DUPLX | 46.87%    | - 2011      |                |                |     |     |      |      |      |        | Heated Area: 2787<br>HX Base Yr 2011 |  |



| Quality          | 05 05             |             |      |              |                      |
|------------------|-------------------|-------------|------|--------------|----------------------|
| DOR CODE         | 0800MULTI-FAM <10 |             |      |              |                      |
| MAP NUM          | MKT AREA 06       |             |      |              |                      |
| NEIGHBORHOOD/LOC | 1416.0400 1.00/   |             |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA  | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 312               | 100         |      | 312          | 26,526               |
| BAS              | 1,254             | 100         |      | 1,254        | 106,612              |
| FOP              | 15                | 30          |      | 4            | 340                  |
| FOP              | 144               | 30          |      | 43           | 3,656                |
| HXB              | 1,221             | 100         |      | 1,221        | 103,806              |
| HXG              | 288               | 55          |      | 158          | 13,433               |
| HXP              | 15                | 30          |      | 4            | 340                  |
| HXP              | 135               | 30          |      | 40           | 3,400                |
| TOTALS           | 3,384             |             |      | 3,036        | 258,114              |

| COLUMBIA COUNTY PROPERTY  |           |          | PAGE 1 of 1 |
|---------------------------|-----------|----------|-------------|
| VALUATION SUMMARY         |           |          | 1           |
| VALUATION BY              |           | STANDARD |             |
| Tax Group: 1              | Tax Dist: |          |             |
| BUILDING MARKET VALUE     |           | 258,114  |             |
| TOTAL MARKET OB/XF VALUE  |           | 5,955    |             |
| TOTAL LAND VALUE - MARKET |           | 18,500   |             |
| TOTAL MARKET VALUE        |           | 282,569  |             |
| SOH/AGL Deduction         |           | 82,569   |             |
| ASSESSED VALUE            |           | 200,000  |             |
| TOTAL EXEMPTION VALUE     | HX HB SX  | 89,343   |             |
| BASE TAXABLE VALUE        |           | 110,657  |             |
| TOTAL JUST VALUE          |           | 282,569  |             |
| NCON VALUE                |           | 0        |             |
| INCOME VALUE              |           |          |             |
| PREVIOUS YEAR MKT VALUE   |           | 279,730  |             |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000045820  | Roof Replacement | 28,318 | 11/01/2022 |
| 3286       | MULTIFAM         | 733    | 05/27/2005 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1558/2753                      | 1/22/2026 | WD        | Q     | I     | 01     | 330,000    |
| GRANTOR: COARTNEY SHARON       |           |           |       |       |        |            |
| GRANTEE: MLM PROPERTIES-SUSH   |           |           |       |       |        |            |
| 1223/2189                      | 6/13/2011 | WD        | U     | I     | 11     | 100        |
| GRANTOR: MICHAEL A & ELVA L CA |           |           |       |       |        |            |
| GRANTEE: SHARON COARTNEY (CO   |           |           |       |       |        |            |

|                |                                 |          |  |           |                |
|----------------|---------------------------------|----------|--|-----------|----------------|
| EXTRA FEATURES | 1832 SW GRANDVIEW ST, LAKE CITY | BLD DATE |  | LGL DATE  |                |
|                |                                 | XF DATE  |  | LAND DATE | 04/21/2023 MLU |
|                |                                 | INC DATE |  | AG DATE   |                |

| 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   | 100 | 0 | 0 | 1,142.00 | UT | 2.50  | 2.50           | 100       | 2006    | 2006        | 3 | 100    | 2,855           |       |
| 2   | 0296       | SHED METAL  | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00  | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 1,600           |       |
| 3   | 0169       | FENCE/WOOD  | 0   | 100 | 0 | 0 | 1.00     | UT | 0.00  | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 1,500           |       |

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

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W14 FOP= S9 W16 N9 E16\$ S9 W16 HXP= N9 W15 S9 E15\$ HXB= W15 N9 W14 S51 E12 HXP= N3 W5 S3 E5\$ N3 E5 HXG= S18 E12 N24 W12 S6\$ N6 E12 N33\$ S33 BAS= S24 E13 N24 W13\$ E13 S6 FOP= S3 E5 N3 W5\$ E5 S3 E12 N51\$. |  |

| 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            | 100 |     | RMF-1    | 80.00 | 145.00 | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 18,500.00  | 18,500.00      | 18,500     |                             |      |         |      |     |    |        |