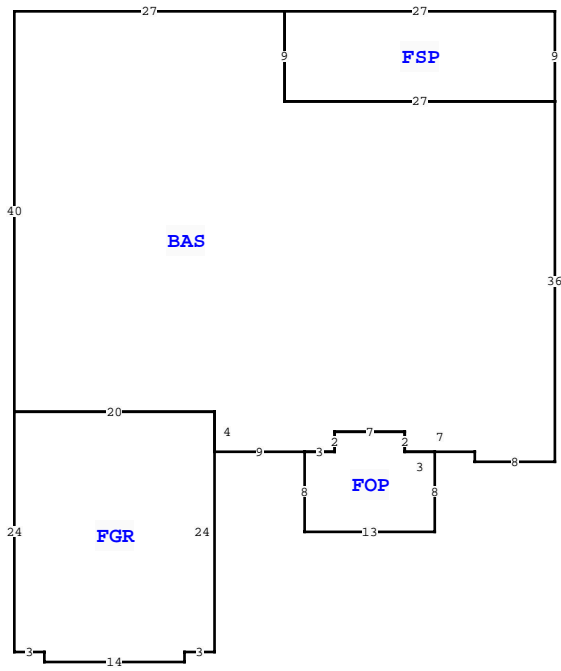


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 13 | LAM/VNLPLK | 100 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 04 | 04 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1516.0500 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,047 | 100 | |
| FGR | 494 | 55 | |
| FOP | 118 | 30 | |
| FSP | 243 | 40 | |
| TOTALS | 2,902 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-----------------------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2022 | 148.75 | 364,586 | 2020 | 2020 | 0 | 0 | 7.50 | 92.50 |
| Heated Area: 2047 HX Base Yr 2022 | | | | | | | | | | | |



| VALUATION SUMMARY | | STANDARD |
|---------------------------|--------------|----------|
| VALUATION BY | Tax Group: 3 | STANDARD |
| BUILDING MARKET VALUE | | 337,242 |
| TOTAL MARKET OB/XF VALUE | | 72,615 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 469,857 |
| SOH/AGL Deduction | | 22,611 |
| ASSESSED VALUE | | 447,246 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 395,835 |
| TOTAL JUST VALUE | | 469,857 |
| NCON VALUE | | 5,700 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 465,740 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-------|------------|
| 000048425 | Electrical Servic | 0 | 10/17/2023 |
| 39341 | POOL | 0 | 03/10/2020 |
| 38574 | STORAGE | 215 | 09/09/2019 |
| 38489 | SFR | 1,034 | 08/19/2019 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1445/301 | 8/16/2021 | WD | Q | I | 01 | 575,000 |
| GRANTOR: FOX L RONNIE | | | | | | |
| GRANTEE: VAN BLOEM STEVEN L | | | | | | |
| 1382/1729 | 4/15/2019 | WD | Q | V | 01 | 55,000 |
| GRANTOR: MICHAEL & MAXINE HAND | | | | | | |
| GRANTEE: RONNIE L & JOCELYN | | | | | | |

| EXTRA FEATURES | | 261 SW HIGHPOINT GLN, LAKE CITY | | | | | | | | | | | | | | |
|----------------|------------|---------------------------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0030 | BARN,MT | 0 | 100 | 30 | 50 | UT | 20.00 | 20.00 | 100 | 2019 | 2019 | 3 | 100 | 30,000 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 15 | 22 | UT | 70.00 | 70.00 | 100 | 2020 | 2020 | 3 | 91 | 21,021 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 25 | 30 | UT | 15.00 | 15.00 | 100 | 2020 | 2020 | 3 | 70 | 7,875 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | UT | 2.25 | 2.25 | 100 | 2020 | 2020 | 3 | 100 | 8,019 | |
| 5 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | UT | 6,000.00 | 6,000.00 | 100 | 2026 | 2025 | | 95 | 5,700 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/22/2026 | MLU |

| BUILDING NOTES | |
|---|--|
| BAS=[ORIG=0,0] W27 S40 E20 S4 E9 E3 N2 E7 S2 E7 S1 E8 N36 W27 N9 \$ | |
| FGR=[ORIG=-27,40] S24 E3 S1 E14 N1 E3 N24 W20 \$ | |
| FSP=[ORIG=27,9] N9 W27 S9 E27 \$ | |
| FOP=[ORIG=2,44] S8 E13 N8 W3 N2 W7 S2 W3 \$ | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[ORIG=0,0] W27 S40 E20 S4 E9 E3 N2 E7 S2 E7 S1 E8 N36 W27 N9 \$ | |
| FGR=[ORIG=-27,40] S24 E3 S1 E14 N1 E3 N24 W20 \$ | |
| FSP=[ORIG=27,9] N9 W27 S9 E27 \$ | |
| FOP=[ORIG=2,44] S8 E13 N8 W3 N2 W7 S2 W3 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF 72,615 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | A-3 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,000 | | | | | | | |