

| ELEMENT       | CD | CONSTRUCTION   |
|---------------|----|----------------|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100  |
| Roof Cover    | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100    |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100       |
| Heating Type  | 01 | NONE 100       |
| Bedrooms      |    | 3 100          |
| Bathrooms     |    | 3 100          |
| Frame         | 03 | MASONRY 100    |
| Stories       | 1. | 1. 100         |
| Architectual  | 05 | CONV 100       |
| Units         |    | 0 100          |
| Condition Adj | 01 | 01 100         |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| 0100 | 01  | 3,306     | 62.2440     | 70.96          | 234,594        | 2008 | 2008 | 0    | 0    | 50 | 17.00 | 33.00  |

1 SINGLE FAM 100% - 2026  
Heated Area: 2824  
HX Base Yr 2026

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 77,416   |
| TOTAL MARKET OB/XF VALUE  |           | 3,920    |
| TOTAL LAND VALUE - MARKET |           | 65,000   |
| TOTAL MARKET VALUE        |           | 146,336  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 146,336  |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411   |
| BASE TAXABLE VALUE        |           | 94,925   |
| TOTAL JUST VALUE          |           | 146,336  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 459,249  |

|                  |                  |               |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality          | 03               | 03            |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 02   |      |              |                      |
| NEIGHBORHOOD/LOC | 1616.00          | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,824            | 100           | 2026 | 2,824        | 66,129               |
| UDU              | 864              | 55            |      | 475          | 11,123               |
| UOP              | 35               | 20            | 2026 | 7            | 164                  |
| TOTALS           | 3,723            |               |      | 3,306        | 77,416               |

| BLD DATE   | LGL DATE |
|------------|----------|
| 05/07/2026 | MLU      |

289 SW HIGH FIELD TER, LAKE CITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 36004      | SFR         | 333 | 11/16/2017 |
| 25635      | TR/TRAILER  | 0   | 03/21/2007 |
| 25516      | SFR         | 729 | 02/12/2007 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1546/1729                      | 8/06/2025 | WD U      | I     | I     | 37     | 120,000    |
| GRANTOR: COX CARLOS            |           |           |       |       |        |            |
| GRANTEE: PELSANG JEFFREY S     |           |           |       |       |        |            |
| 1546/1726                      | 8/05/2025 | WD U      | I     | I     | 11     | 100        |
| GRANTOR: FLEMING REBECCA J ATT |           |           |       |       |        |            |
| GRANTEE: COX CARLOS            |           |           |       |       |        |            |

| 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   | 0294       | SHED WOOD/  | 0   | 100 | 12 | 20 | 240.00 | UT | 8.00  | 8.00           | 100       | 2008    | 2008        | 3 | 100    | 1,920           |       |
| 2   | 0040       | BARN, POLE  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 2010    | 2010        | 3 | 100    | 100             |       |
| 3   | 0258       | PATIO       | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 2010    | 2010        | 3 | 100    | 100             |       |
| 4   | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00  | 0.00           | 100       | 2010    | 2010        | 3 | 100    | 200             |       |
| 5   | 0070       | CARPORT UF  | 0   | 100 | 33 | 16 | 1.00   | UT | 0.00  | 0.00           | 100       | 2019    | 2019        | 3 | 100    | 1,200           |       |
| 6   | 0070       | CARPORT UF  | 0   | 100 | 19 | 11 | 1.00   | UT | 0.00  | 0.00           | 100       | 2019    | 2019        | 3 | 100    | 400             |       |

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

| BUILDING DIMENSIONS  |  |
|--|--|
| UDU=[ORIG=-181,0] E24 S36 W24 N36 \$                             |  |
| UOP=[YR=2026;ORIG=-49,26] W7 S5 E7 N5 \$                         |  |
| BAS=[YR=2026;ORIG=-20,0] W95 S21 E22 S5 E37 E7 S5 S11 E29 N42 \$ |  |

| LAND DESCRIPTION |          | TOTAL OB/XF 3,920 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 65,000.00  | 65,000.00      | 65,000     |                             |      |         |      |     |    |        |