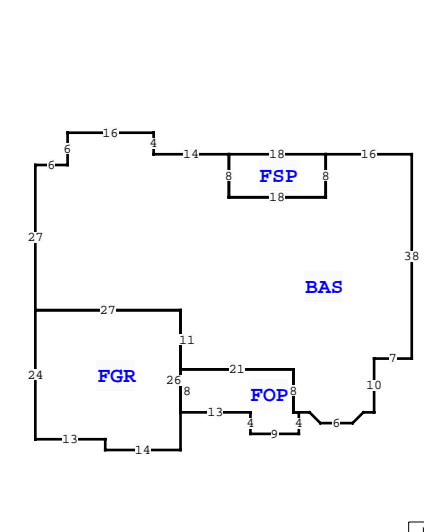


| BUILDING CHARACTERISTICS |    | CONSTRUCTION |     |
|--------------------------|----|--------------|-----|
| ELEMENT                  | CD |              |     |
| Exterior Wall            | 32 | HARDIE BRD   | 70  |
| Exterior Wall            | 19 | COMMON BRK   | 30  |
| Roof Structure           | 08 | IRREGULAR    | 100 |
| Roof Cover               | 03 | COMP SHNGL   | 100 |
| Interior Wall            | 05 | DRYWALL      | 100 |
| Interior Floor           | 12 | HARDWOOD     | 80  |
| Interior Floor           | 15 | HARDTILE     | 20  |
| Air Condition            | 03 | CENTRAL      | 100 |
| Heating Type             | 04 | AIR DUCTED   | 100 |
| Bedrooms                 |    | 4            | 100 |
| Bathrooms                |    | 2.5          | 100 |
| Frame                    | 02 | WOOD FRAME   | 100 |
| Stories                  | 1. | 1.           | 100 |
| Architectual             | 05 | CONV         | 100 |
| Units                    |    | 0            | 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 |  |  |
| 0100   | 01  | 3,492     | 123.9854    | 152.75         | 533,403        | 2008 | 2008 | 0    | 0    | 17.00 | 83.00  |  |  |
| 1 SINGLE FAM 100% - 2019 Heated Area: 3001 HX Base Yr 2019 |     |           |             |                |                |      |      |      |      |       |        |  |  |



|                  |                  |               |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality          | 07               | 07            |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 06   |      |              |                      |
| NEIGHBORHOOD/LOC | 3416.0400        | 1.10/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,533            | 100           |      | 2,533        | 321,140              |
| FGR              | 676              | 55            |      | 372          | 47,163               |
| FOP              | 204              | 30            |      | 61           | 7,734                |
| FSP              | 144              | 40            |      | 58           | 7,354                |
| FUS              | 468              | 100           |      | 468          | 59,334               |
| TOTALS           | 4,025            |               |      | 3,492        | 442,724              |

453 SW ROSEMARY DR, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/03/2025 |
| INC DATE |  | AG DATE   | MLU        |

| COLUMBIA COUNTY PROPERTY  |           |  | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              |           |  | STANDARD    |   |
| Tax Group: 2              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |           |  | 442,724     |   |
| TOTAL MARKET OB/XF VALUE  |           |  | 13,908      |   |
| TOTAL LAND VALUE - MARKET |           |  | 38,500      |   |
| TOTAL MARKET VALUE        |           |  | 495,132     |   |
| SOH/AGL Deduction         |           |  | 201,542     |   |
| ASSESSED VALUE            |           |  | 293,590     |   |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |   |
| BASE TAXABLE VALUE        |           |  | 242,179     |   |
| TOTAL JUST VALUE          |           |  | 495,132     |   |
| NCON VALUE                |           |  | 0           |   |
| INCOME VALUE              |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |           |  | 500,467     |   |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000054686  | Roof Replacement | 32,000 | 12/15/2025 |
| 26628      | SFR              | 1,093  | 01/16/2008 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1355/1674                      | 3/16/2018 | WD Q      | Q     | I     | 01     | 341,500    |
| GRANTOR: MOHAMED A FODA & NADA |           |           |       |       |        |            |
| GRANTEE: JOHN A & MARGARET H   |           |           |       |       |        |            |
| 1312/1542                      | 3/28/2016 | WD Q      | Q     | I     | 01     | 341,000    |
| GRANTOR: JOHN F FERREIRA       |           |           |       |       |        |            |
| GRANTEE: MOHAMED A FODA        |           |           |       |       |        |            |

| 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              | 0180       | FPLC 1STRY  | 0       | 100 | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2008    | 2008        | 3 | 100    | 2,000           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 1,356.00 | UT | 3.00     | 3.00           | 100       | 2008    | 2008        | 3 | 100    | 4,068           |       |
| 3              | 0282       | POOL ENCL   | 0       | 100 | 28 | 560.00   | UT | 15.00    | 15.00          | 100       | 2012    | 2012        | 3 | 40     | 3,360           |       |
| 4              | 0166       | CONC, PAVMT | 0       | 100 | 28 | 560.00   | UT | 3.00     | 3.00           | 100       | 2012    | 2012        | 3 | 100    | 1,680           |       |
| 5              | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 1.00     | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 2,800           |       |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W16 FSP= W18 S8 E18 N8\$ S8 W18 N8 W14 N4 W16 S6 W6 S27<br>FGR= S24 E13 S2 E14 N26 W27\$ E27 S11 FOP= S8 E13 S4 E9 N4 W1<br>N8 W21\$ E21 S8 E3 R2 D2 E6 U2 R2 E2 N10 E7 N38\$ PTR= N30<br>FUS= N36 W13 S36 E13\$ S30\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF 13,908 |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |     | PRD      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.10               | 35,000.00  | 38,500.00      | 38,500     |                             |      |         |      |     |    |        |