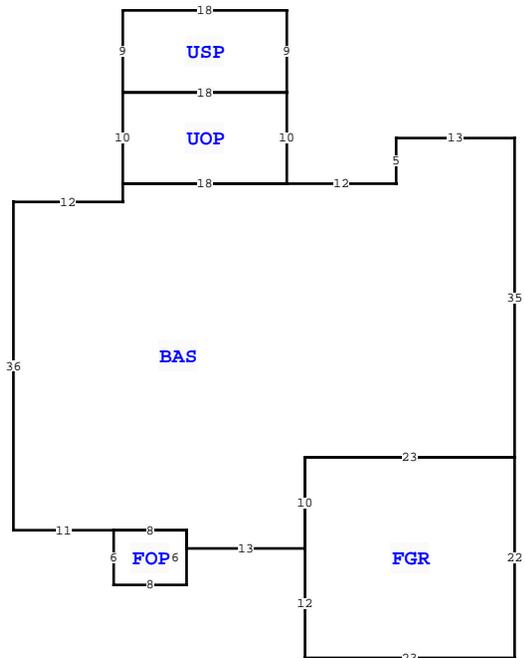


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 32 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 80    |
| Interior Floo            | 15 | HARDTILE 20    |
| 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         |
| Architectual             | 05 | CONV 100       |
| Units                    |    | 0 100          |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |      |        |       |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |  |
| 0100   | 01  | 2,358     | 125.2350    | 142.77         | 336,652        | 2018 | 2018 | 0    | 0    | 0    | 7.00   | 93.00 |  |  |
| 1 SINGLE FAM 100% - 2021 Heated Area: 1973 HX Base Yr 2021 |     |           |             |                |                |      |      |      |      |      |        |       |  |  |



| Quality          | 07               | 07            |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 06   |      |              |                      |
| NEIGHBORHOOD/LOC | 3416.00          | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,973            | 100           |      | 1,973        | 261,967              |
| FGR              | 506              | 55            |      | 278          | 36,912               |
| FOP              | 48               | 30            |      | 14           | 1,859                |
| UOP              | 180              | 20            |      | 36           | 4,780                |
| USP              | 162              | 35            |      | 57           | 7,568                |
| TOTALS           | 2,869            |               |      | 2,358        | 313,086              |

269 SW BIRCH GLN, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/09/2025 |
| INC DATE |  | AG DATE   | MLU        |

| 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              | 0296       | SHED METAL  | 0       | 100 | 0 | 0     |    |       | 120.00         | UT        | 9.00    |             |   |        | 1,080           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 0     |    |       | 944.00         | UT        | 2.00    |             |   |        | 1,888           |       |
| 3              | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     |    |       | 240.00         | UT        | 10.50   |             |   |        | 2,520           |       |

| COLUMBIA COUNTY PROPERTY  |           |  | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              |           |  | STANDARD    |   |
| Tax Group: 2              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |           |  | 313,086     |   |
| TOTAL MARKET OB/XF VALUE  |           |  | 5,488       |   |
| TOTAL LAND VALUE - MARKET |           |  | 30,000      |   |
| TOTAL MARKET VALUE        |           |  | 348,574     |   |
| SOH/AGL Deduction         |           |  | 79,193      |   |
| ASSESSED VALUE            |           |  | 269,381     |   |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |   |
| BASE TAXABLE VALUE        |           |  | 217,970     |   |
| TOTAL JUST VALUE          |           |  | 348,574     |   |
| NCON VALUE                |           |  | 0           |   |
| INCOME VALUE              |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |           |  | 346,377     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 35843      | SFR         | 899 | 10/03/2018 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1418/1371                      | 8/31/2020 | WD Q      | Q     | I     | 01     | 250,000    |
| GRANTOR: STANLEY C & MARIA COO |           |           |       |       |        |            |
| GRANTEE: JOSEPHINE & JOSELIT   |           |           |       |       |        |            |
| 1357/0505                      | 4/02/2018 | WD Q      | Q     | I     | 01     | 224,000    |
| GRANTOR: MILLENIA CAPITAL INC  |           |           |       |       |        |            |
| GRANTEE: STANLEY C & MARIA C   |           |           |       |       |        |            |

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

**BUILDING DIMENSIONS**  
 BAS= W13 S5 W12 UOP= N10 USP= N9 W18 S9 E18\$ W18 S10 E18\$ W18 S2 W12 S36 E11 FOP= S6 E8 N6 W8\$ E8 S2 E13 FGR= S12 E23 N22 W23 S10\$ N10 E23 N35\$.

| 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                | 0100     | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 30,000.00  | 30,000.00      | 30,000     |                             |      |         |      |     |    |        |