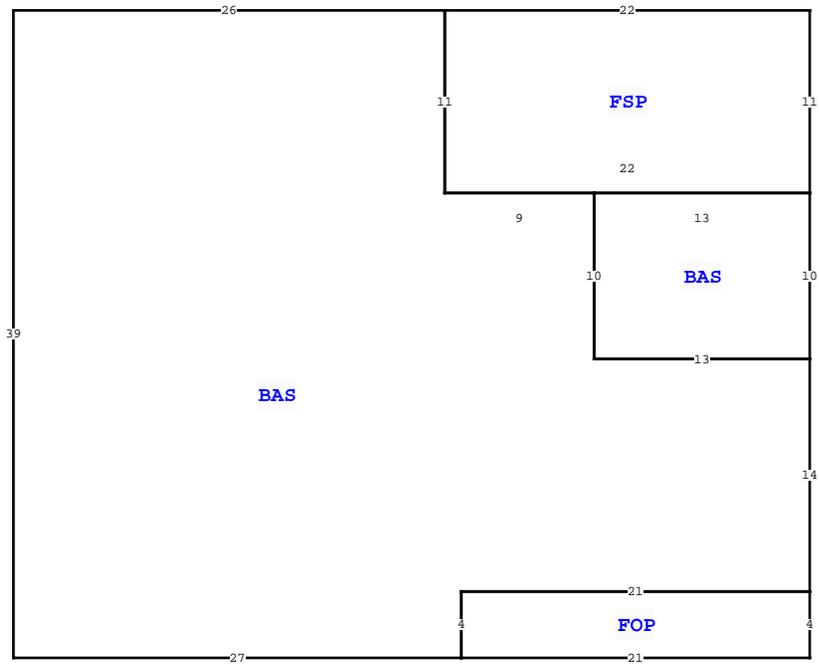


| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 19 | COMMON BRK 90  |
| Exterior Wall  | 32 | HARDIE BRD 10  |
| Roof Structure | 03 | GABLE/HIP 100  |
| Roof Cover     | 14 | PREFIN MT 100  |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 12 | HARDWOOD 80    |
| Interior Floor | 14 | CARPET 20      |
| Air Condition  | 03 | CENTRAL 100    |
| Heating Type   | 04 | AIR DUCTED 100 |
| Bedrooms       |    | 3 100          |
| Bathrooms      |    | 2 100          |
| Frame          | 01 | NONE 100       |
| Stories        | 1. | 1. 100         |
| Architectural  | 05 | CONV 100       |
| Units          |    | 0 100          |
| 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                  | SINGLE FAM | 100%      | - 2020      |                   |                |     |     |                 |      |      |        |  |  |
|                    |            |           |             | Heated Area: 1546 |                |     |     | HX Base Yr 2020 |      |      |        |  |  |



| Quality          | 05               | 05            |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 06   |      |              |                      |
| NEIGHBORHOOD/LOC | 3417.0100        | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 130              | 100           |      | 130          | 13,570               |
| BAS              | 1,416            | 100           |      | 1,416        | 147,809              |
| FOP              | 84               | 30            |      | 25           | 2,610                |
| FSP              | 242              | 40            |      | 97           | 10,125               |
| TOTALS           | 1,872            |               |      | 1,668        | 174,114              |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 174,114  |
| TOTAL MARKET OB/XF VALUE  |           | 1,340    |
| TOTAL LAND VALUE - MARKET |           | 18,500   |
| TOTAL MARKET VALUE        |           | 193,954  |
| SOH/AGL Deduction         |           | 55,006   |
| ASSESSED VALUE            |           | 138,948  |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411   |
| BASE TAXABLE VALUE        |           | 87,537   |
| TOTAL JUST VALUE          |           | 193,954  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 196,276  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
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|            |             |     |        |
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|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1335/0349                      | 4/20/2017 | WD Q      | Q     | I     | 01     | 118,000    |
| GRANTOR: CHRISTOPHER J & STEPH |           |           |       |       |        |            |
| GRANTEE: JOHN Z BACON          |           |           |       |       |        |            |
| 1270/2190                      | 3/07/2014 | WD Q      | Q     | I     | 01     | 102,000    |
| GRANTOR: RYAN MCLEAN           |           |           |       |       |        |            |
| GRANTEE: CHRISTOPHER J & STE   |           |           |       |       |        |            |

| 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              | 0166       | CONC, PAVMT | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 0       | 0           | 3 | 100    | 200             |       |
| 2              | 0258       | PATIO       | 0       | 100 | 22 | 10    | 220.00 | UT    | 2.00           | 100       | 2013    | 2013        | 3 | 100    | 440             |       |
| 3              | 0169       | FENCE/WOOD  | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 500             |       |
| 4              | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | 1.00   | UT    | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 200             |       |

|                              |  |  |  |  |  |  |  |  |  |          |  |           |            |
|------------------------------|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| 173 SE OSCEOLA PL, LAKE CITY |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |            |
|                              |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE | 04/21/2023 |
|                              |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   | MLU        |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W26 S39 E27FOP= E21 N4 W21 S4\$ N4 E21 N14 BAS= N10 FSP= N11 W22 S11 E22\$ W13 S10 E13\$ W13 N10 W9 N11\$. |  |  |  |  |  |  |  |  |  |  |  |  |

| 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    | 90.00 | 110.00 | 1.00        | LT        |     | 1.00     | 1.00        | 1.00    | 18,500.00  | 18,500.00      | 18,500     |                             |      |         |      |     |    |        |  |