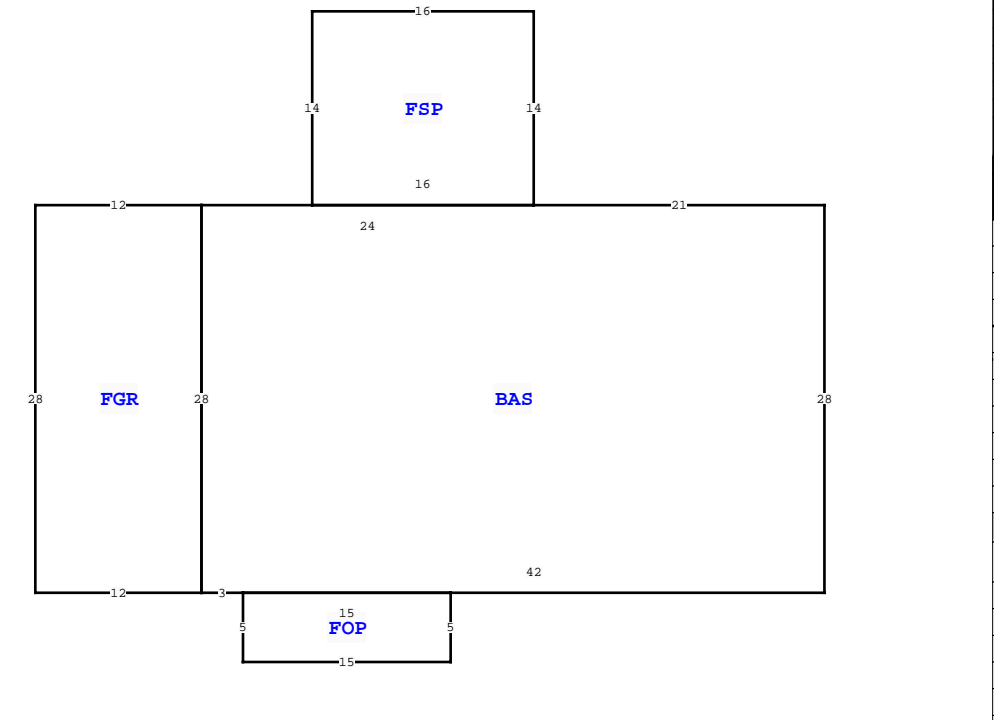




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 100 |
| Roof Structur | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual | 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 | |
| 0100 | 01 | 1,557 | 122.4000 | 137.09 | 213,449 | 1997 | 1997 | 0 | 0 | 28.00 | 72.00 | |



| | | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| 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 | 1,260 | 100 | | 1,260 | 124,368 |
| FGR | 336 | 55 | | 185 | 18,261 |
| FOP | 75 | 30 | | 22 | 2,172 |
| FSP | 224 | 40 | | 90 | 8,883 |
| TOTALS | 1,895 | | | 1,557 | 153,683 |

267 SE ARAPAHOE LN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 |
| 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 574.00 | UT | 3.00 | 3.00 | 100 | 1997 | 1997 | 3 | 100 | 1,722 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 13 | 156.00 | UT | 12.00 | 12.00 | 100 | 2004 | 2004 | 3 | 100 | 1,872 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 600 | |

LAND DESCRIPTION TOTAL OB/XF 4,194

| 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 | 85.00 | 121.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 153,683 |
| TOTAL MARKET OB/XF VALUE | | | 4,194 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 176,377 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 176,377 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 124,966 |
| TOTAL JUST VALUE | | | 176,377 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 178,512 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-------|------------|
| 000054641 | Roof Replacement | 9,500 | 12/08/2025 |
| 29083 | MAINT/ALTR | 35 | 12/20/2011 |
| 11754 | SFR | 215 | 10/15/1996 |
| 11755 | M H | 125 | 10/15/1996 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1308/1583 | 12/30/2015 | WD | Q | I | 01 | 106,500 |

GRANTOR: WALTER M III & ASHLEY
 GRANTEE: ARIN F MURPHY

| | | | | | | |
|-----------|-----------|----|---|---|----|--------|
| 1212/1076 | 3/25/2011 | WD | U | I | 40 | 92,900 |
|-----------|-----------|----|---|---|----|--------|

GRANTOR: GARY K & SUSAN C FISK
 GRANTEE: WALTER M III & ASHL

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

| BUILDING DIMENSIONS |
|---|
| BAS= W21 FSP= N14 W16 S14 E16\$ W24 FGR= W12 S28 E12 N28\$ S28 E3 FOP= S5 E15 N5 W15\$ E42 N28\$. |