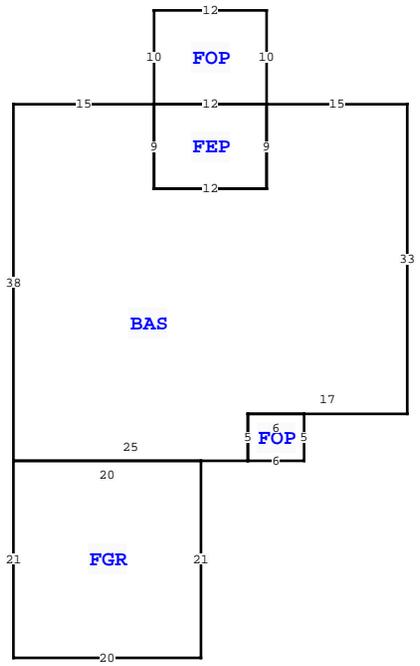


| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 90 |
| Exterior Wall | 19 COMMON BRK 10 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LAM/VNLPLK 80 |
| Interior Floor | 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 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 05 05 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 06 |

| 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% | - 2023 | | Heated Area: 1403 | | HX Base Yr 2023 | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,403 | 100 | | 1,403 | 132,081 |
| FEP | 108 | 80 | | 86 | 8,096 |
| FGR | 420 | 55 | | 231 | 21,747 |
| FOP | 30 | 30 | | 9 | 847 |
| FOP | 120 | 30 | | 36 | 3,389 |
| TOTALS | 2,081 | | | 1,765 | 166,161 |

136 SE IBIS WAY, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 |
| INC DATE | | AG DATE | MLU |

| 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 | | 660.00 | UT | 1.50 | | | | 1.50 | 990 |

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 22,500.00 | 24,750.00 | 24,750 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 166,161 |
| TOTAL MARKET OB/XF VALUE | | | 990 |
| TOTAL LAND VALUE - MARKET | | | 24,750 |
| TOTAL MARKET VALUE | | | 191,901 |
| SOH/AGL Deduction | | | 101,188 |
| ASSESSED VALUE | | | 90,713 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 39,302 |
| TOTAL JUST VALUE | | | 191,901 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 194,847 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-------|------------|
| 000043740 | Roof Replacement | 8,200 | 02/18/2022 |
| 16581 | SFR | 230 | 02/08/2000 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1482/1342 | 12/16/2022 | WD Q | Q | I | 01 | 185,000 |

GRANTOR: NORTHCUTT SANDRA MARI
GRANTEE: PICATAGGIO VINCENT
1478/631 10/26/2022 PB U I 18 0
GRANTOR: CLERK OF COURT (JANSE)
GRANTEE: NORTHCUTT SANDRA MA

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

| BUILDING DIMENSIONS |
|--|
| BAS=[ORIG=0,0] W15 S9 W12 N9 W15 S38 E25 N5 E17 N33 \$ |
| FGR=[ORIG=-42,38] S21 E20 N21 W20 \$ |
| FOP=[ORIG=-15,0] N10 W12 S10 E12 \$ |
| FEP=[ORIG=-15,0] W12 S9 E12 N9 \$ |
| FOP=[ORIG=-17,38] E6 N5 W6 S5 \$ |