

| ELEMENT | CD | CONSTRUCTION |
|--------------------|-----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 80 |
| Interior Floor | 15 | HARDTILE 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 | 1. 100 |
| Architectual Units | 05 | CONV 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01 | 1,240 | 135.4680 | 151.72 | 188,133 | 1990 | 1990 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1170 HX Base Yr

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,170 | 100 | | 1,170 | 115,383 |
| FOP | 72 | 30 | | 22 | 2,170 |
| UOP | 240 | 20 | | 48 | 4,734 |
| TOTALS | 1,482 | | | 1,240 | 122,286 |

139 SW STRATFORD GLN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 |
| 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 | 0 | 12 | 20 | 240.00 | UT | 2.50 | 100 | 0 | 0 | 3 | 100 | 600 | |
| 2 | 0140 | CLFENCE | 6 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 3 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 100 | 1999 | 1999 | 3 | 100 | 2,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 20 | 240.00 | UT | 12.00 | 100 | 1993 | 1993 | 3 | 100 | 2,880 | |
| 5 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 300 | |

| EXTRA FEATURES | TOTAL OB/XF |
|---------------------------------|-------------|
| 139 SW STRATFORD GLN, LAKE CITY | 5,980 |

| 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 | 0 | | 00 | 159.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

| LAND DESCRIPTION | TOTAL OB/XF |
|------------------|-------------|
| | 5,980 |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY STANDARD | | | |
| Tax Group: 3 Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 122,286 |
| TOTAL MARKET OB/XF VALUE | | | 5,980 |
| TOTAL LAND VALUE - MARKET | | | 23,000 |
| TOTAL MARKET VALUE | | | 151,266 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 151,266 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 151,266 |
| TOTAL JUST VALUE | | | 151,266 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 152,148 |

PRMT:1:1: NO CHARGE DUE TO BURN OUT
LAND:1:1: 1.42 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000049446 | Roof Replacement | 13,000 | 03/18/2024 |
| 15316 | REMODEL | 0 | 03/29/1999 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1099/2386 | 9/28/2006 | WD | Q | I | 05 | 66,300 |
| GRANTOR: JACK TUGGLE | | | | | | |
| GRANTEE: RONNIE KELLER | | | | | | |
| 1083/0443 | 5/02/2006 | WD | Q | I | | 132,500 |
| GRANTOR: JOHN BENEDICT & JAMES | | | | | | |
| GRANTEE: RONNIE KELLER & JAC | | | | | | |

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

BUILDING DIMENSIONS
BAS= W8 UOP= N12 W20 S12 E20\$ W37 S26 E14 FOP= S4E18 N4 W18\$ E31 N26\$.