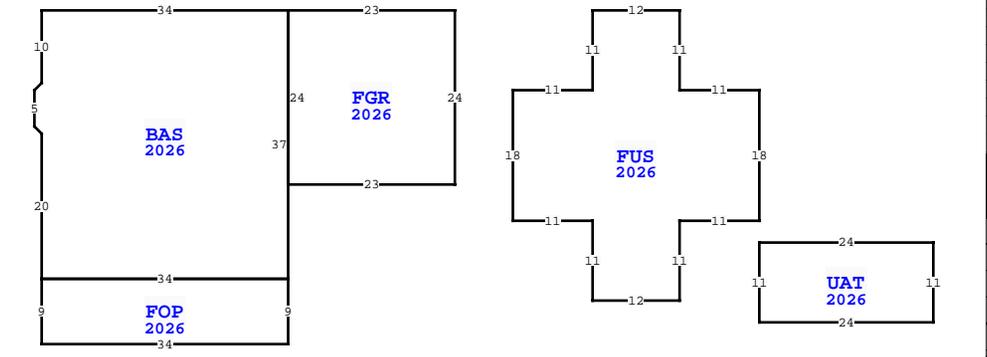


| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNLPK 100 |
| Interior Floor | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 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% | - 2026 | | 354,325 | 2025 | 2025 | 0 | 0 | 0.00 | 100.00 |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 354,325 |
| TOTAL MARKET OB/XF VALUE | | | 0 |
| TOTAL LAND VALUE - MARKET | | | 55,000 |
| TOTAL MARKET VALUE | | | 409,325 |
| SOH/AGL Deduction | | | 24,276 |
| ASSESSED VALUE | | | 385,049 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 333,638 |
| TOTAL JUST VALUE | | | 409,325 |
| NCON VALUE | | | 354,325 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 55,000 |

| MAP NUM | MKT AREA | 02 | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| NEIGHBORHOOD/LOC | 3616.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,264 | 100 | 2026 | 1,264 | 174,811 |
| FGR | 552 | 55 | 2026 | 304 | 42,043 |
| FOP | 306 | 30 | 2026 | 92 | 12,724 |
| FUS | 876 | 100 | 2026 | 876 | 121,151 |
| UAT | 264 | 10 | 2026 | 26 | 3,596 |
| TOTALS | 3,262 | | | 2,562 | 354,325 |

562 SW SEDGEFIELD FARMS GLN, FORT WHITE

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000050280 | New Residential C | 464,312 | 07/03/2024 |
| 000050226 | Right-of-Way Acce | | 06/27/2024 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1504/696 | 12/06/2023 | WD | U | V | 11 | 100 |
| GRANTOR: VALDES DIOSDADO (AKA) | | | | | | |
| GRANTEE: OWENS DAVID | | | | | | |
| 1503/2096 | 11/29/2023 | WD | Q | V | 01 | 65,000 |
| GRANTOR: VALDEZ DIOSDADO | | | | | | |
| GRANTEE: OWENS DAVID | | | | | | |

| 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 |
| | | | | | | | | | | | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/07/2025 | MLU |

| BUILDING NOTES | |
|---|--|
| | |
| BUILDING DIMENSIONS | |
| BAS=[YR=2026;ORIG=20,12] W34 S10 D1L1 S5 D1R1 S20 E34 N37 \$ | |
| FUS=[YR=2026;ORIG=85,23] W11 N11 W12 S11 W11 S18 E11 S11 E12 N11 E11 N18 \$ | |
| FGR=[YR=2026;ORIG=20,12] E23 S24 W23 N24 \$ | |
| FOP=[YR=2026;ORIG=-14,49] E34 S9 W34 N9 \$ | |
| UAT=[YR=2026;ORIG=85,44] E24 S11 W24 N11 \$ | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |