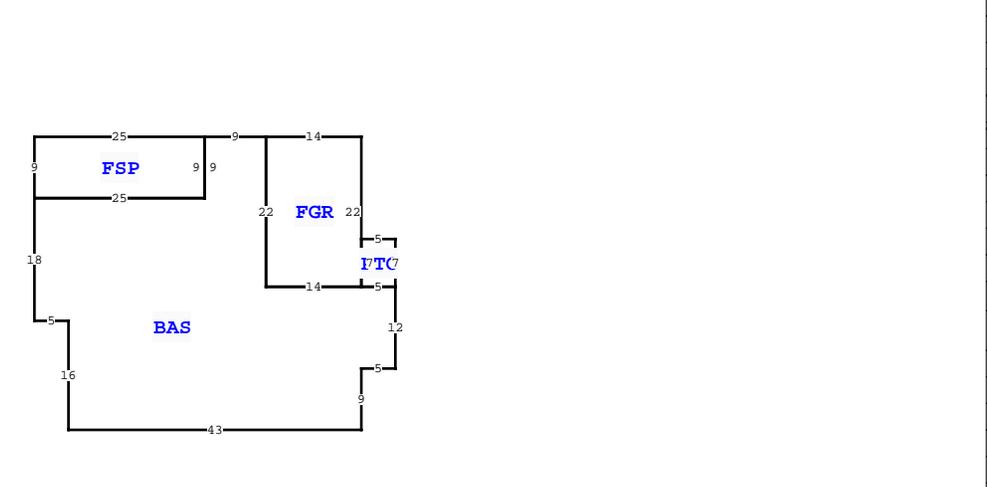


| ELEMENT            | CD | CONSTRUCTION   |
|--------------------|----|----------------|
| Exterior Wall      | 17 | MSNRY STUC 100 |
| Roof Structur      | 08 | IRREGULAR 100  |
| Roof Cover         | 03 | COMP SHNGL 100 |
| Interior Wall      | 05 | DRYWALL 100    |
| Interior Floor     | 15 | HARDTILE 70    |
| Interior Floor     | 14 | CARPET 30      |
| Air Condition      | 03 | CENTRAL 100    |
| Heating Type       | 04 | AIR DUCTED 100 |
| Bedrooms           |    | 3 100          |
| Bathrooms          |    | 3 100          |
| Frame              | 03 | MASONRY 100    |
| Stories            | 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  | 2,485     | 117.8940    | 134.40         | 333,984        | 2004 | 2004 | 0    | 0    | 21.00 | 79.00  |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 1,511            | 100         |      | 1,511        | 160,432              |
| FGR           | 308              | 55          |      | 169          | 17,944               |
| FSP           | 225              | 40          |      | 90           | 9,556                |
| FUS           | 713              | 100         |      | 713          | 75,703               |
| PTO           | 35               | 5           |      | 2            | 213                  |
| <b>TOTALS</b> | <b>2,792</b>     |             |      | <b>2,485</b> | <b>263,847</b>       |

2100 SW HALTIWANGER RD, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/08/2026 |
| 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   | 0190       | FPLC PF     | 0       | 100 | 0 | 0     | 2.00 | UT    | 1,200.00       | 100       | 2004    | 2004        | 3 | 100    | 2,400           |       |
| 2   | 0297       | SHED CONCR  | 0       | 100 | 0 | 0     | 1.00 | UT    | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 1,200           |       |
| 3   | 0166       | CONC,PAVMT  | 0       | 100 | 0 | 0     | 1.00 | UT    | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 800             |       |
| 4   | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     | 1.00 | UT    | 0.00           | 100       | 2018    | 2018        | 3 | 100    | 1,500           |       |

| 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 |     | 00       | 0.00  | 0.00  | 1.24        | AC        |     | 1.00     | 1.00   | 1.00    | 18,000.00  | 18,000.00      | 22,320     |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  | 5,900 |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|--|--|--|--|--|--|--|
|-------------|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|--|--|--|--|--|--|--|

| VALUATION BY                     |           | STANDARD |
|----------------------------------|-----------|----------|
| Tax Group: 3                     | Tax Dist: |          |
| <b>BUILDING MARKET VALUE</b>     |           | 263,847  |
| <b>TOTAL MARKET OB/XF VALUE</b>  |           | 5,900    |
| <b>TOTAL LAND VALUE - MARKET</b> |           | 22,320   |
| <b>TOTAL MARKET VALUE</b>        |           | 292,067  |
| SOH/AGL Deduction                |           | 0        |
| <b>ASSESSED VALUE</b>            |           | 292,067  |
| <b>TOTAL EXEMPTION VALUE</b>     | HX HB     | 51,411   |
| <b>BASE TAXABLE VALUE</b>        |           | 240,656  |
| <b>TOTAL JUST VALUE</b>          |           | 292,067  |
| NCON VALUE                       |           | 0        |
| <b>INCOME VALUE</b>              |           |          |
| <b>PREVIOUS YEAR MKT VALUE</b>   |           | 285,755  |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000052078  | Electrical Servic | 0   | 01/15/2025 |
| 11565      | SFR               | 355 | 08/23/1996 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1549/1454         | 9/16/2025 | QC        | U   | I   | 11     | 100        |

GRANTOR: FAIRCHILD MICHAEL DOW  
GRANTEE: FAIRCHILD MICHAEL D  
1507/634 1/31/2024 WD Q I 01 389,000  
GRANTOR: CURBELO CHANDRA B  
GRANTEE: FAIRCHILD MICHAEL D

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W25 S18 E5 S16 E43 N9 E5 N12 PTO= N7 W5 S7 E5\$ W5 FGR= N22 W14 S22 E14\$ W14 N22 W9 S9\$ FSP= N9 W25 S9 E25\$ PTR= N30 FUS= N31 W23 S31 E23\$ S30\$. |  |