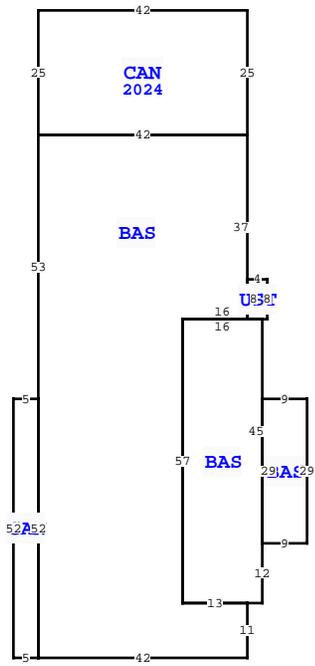


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 90 |
| Exterior Wall | 31 | VINYL SID | 10 |
| Roof Structure | 04 | WOOD TRUSS | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 100 |
| Ceiling | 01 | FIN.SUSPD | 100 |
| Air Condition | 06 | ENG CENTRL | 100 |
| Heating Type | 09 | ENG F AIR | 100 |
| Fixtures | | 5 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Story Height | | 8 | 100 |
| RMS | | 4 | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 3435 | GYM/FITNESS | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 261 | 100 | |
| BAS | 912 | 100 | |
| BAS | 3,669 | 100 | |
| CAN | 260 | 30 | |
| CAN | 1,050 | 30 | 2024 |
| UST | 32 | 40 | |
| TOTALS | 6,184 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | SPA-HEALTH | 0% | - 0 | | 302,180 | 1982 | 2010 | 0 | 0 | 14.00 | 86.00 | Heated Area: 4842 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | | |
|--|-------------|-----------|----------------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 259,875 |
| TOTAL MARKET OB/XF VALUE | | | 12,365 |
| TOTAL LAND VALUE - MARKET | | | 202,050 |
| TOTAL MARKET VALUE | | | 474,290 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 474,290 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 474,290 |
| TOTAL JUST VALUE | | | 474,290 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 467,906 |
| LAND:2:1: BACK PORTION USED FOR PARKING LOT | | | |
| SALE:2:1: SELLER PROVIDED FINANCING - WANTED TO SE | | | |
| PRMT:1:1: REMODEL COMMERCIAL OFFICE | | | |
| SALE:1:1: ANDREA GIVING UP HER RIGHTS | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000046799 | Remodel | 5,000 | 03/21/2023 |
| 1507 | REMODEL | 10 | 03/31/1999 |
| 085 | REMODEL | 30,000 | 12/11/1992 |
| SALES DATA | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / V / RSN CD |
| 1247/0589 | 12/31/2012 | WD U | I 11 |
| GRANTOR:TIMOTHY & ELIZABETH R | | | |
| GRANTEE:MAIN BLVD RENTAL LL | | | |
| 0865/1056 | 6/04/1998 | QC Q | I 01 |
| GRANTOR:AMDREA EAGLE SMITH | | | |
| GRANTEE:THOMAS EAGLE | | | |
| BUILDING NOTES | | | |
| BUILDING DIMENSIONS | | | |
| BAS=[ORIG=0,0] W42 S53 S52 E42 N11 W13 N57 E16 W3 N37 \$ | | | |
| BAS=[ORIG=0,94] E3 N12 N45 W16 S57 E13 \$ | | | |
| BAS=[ORIG=3,82] E9 N29 W9 S29 \$ | | | |
| CAN=[ORIG=-42,53] W5 S52 E5 N52 \$ | | | |
| UST=[ORIG=3,37] E1 N8 W4 S8 E3 \$ | | | |
| CAN=[YR=2024;ORIG=-42,-25] S25 E42 N25 W42 \$ | | | |

| 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 | 0 | 8 | 30 | 240.00 | UT | 2.50 | 2.50 | 100 | 0 | 0 | 3 | 100 | 600 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 9,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 510.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 765 | |
| 4 | 0150 | CLFENCE | 8 | 0 | 0 | 0 | 200.00 | UT | 10.00 | 10.00 | 100 | 2024 | 2023 | | 100 | 2,000 | |

| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 3435 | C | GYM/FITNES | 0 | | 00 | 150.00 | 250.00 | 37,500.00 | SF | | 1.00 | 1.00 | 1.00 | 4.50 | 4.50 | 168,750 | | | | | | | |
| 2 | 3435 | C | GYM/FITNES | 0 | | 00 | 0.00 | 0.00 | 33,300.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 33,300 | | | | | | | |