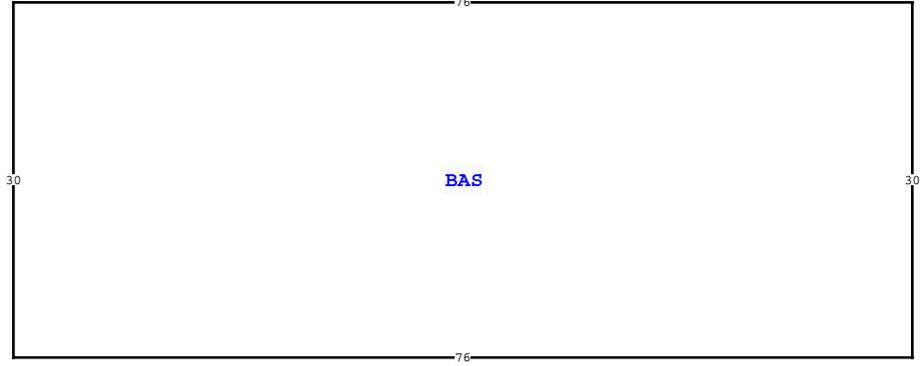




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|---------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 12 | HARDWOOD | 50 |
| Interior Floor | 14 | CARPET | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 5000 IMPROVED AG | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 5716.0100 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,280 | 100 | |
| TOTALS | 2,280 | | 2,280 238,184 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|-----------------------|-----|-----------|-------------------|----------------|----------------|-----------------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0201 | 02 | 2,280 | 119.5000 | 112.33 | 256,112 | 2021 | 2021 | 0 | 0 | 7.00 | 93.00 | |
| 3 MANUF 1 100% - 2022 | | | Heated Area: 2280 | | | HX Base Yr 2022 | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|------------------------------|-------------|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 238,184 |
| TOTAL MARKET OB/XF VALUE | | | 31,136 |
| TOTAL LAND VALUE - MARKET | | | 275,000 |
| TOTAL MARKET VALUE | | | 296,625 |
| SOH/AGL Deduction | | | 39,300 |
| ASSESSED VALUE | | | 257,325 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 205,914 |
| TOTAL JUST VALUE | | | 544,320 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 499,442 |
| XFOB:5:1: FLEETWOOD/EAGLE MH | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000041555 | Mobile Home | | 03/19/2021 |
| 15441 | PUMP/UTPOL | 30 | 04/28/1999 |

| SALES DATA | | | | | | |
|---------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1568/1230 | 3/31/2026 | LE | U | I | 14 | 100 |
| GRANTOR: DRACE ANN CARLSON (EN) | | | | | | |
| GRANTEE: DRACE ALEX CARLSON | | | | | | |
| 1327/250 | 11/01/2016 | WD | U | I | 11 | 100 |
| GRANTOR: CARLSON WILLIAM E | | | | | | |
| GRANTEE: DRACE ANN C | | | | | | |

| 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 | 10 | 18 | 180.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 252 | |
| 2 | 0200 | GARAGE F | 0 | 100 | 14 | 308.00 | UT | 3.52 | 3.52 | 100 | 0 | 0 | 3 | 100 | 1,084 | |
| 3 | 0031 | BARN, MT AE | 0 | 100 | 30 | 1,800.00 | UT | 12.00 | 12.00 | 90 | 1990 | 1990 | 3 | 90 | 19,440 | |
| 4 | 9945 | Well/Sept | 0 | 100 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0060 | CARPORT F | 0 | 100 | 18 | 432.00 | UT | 5.00 | 5.00 | 100 | 2008 | 2008 | 3 | 100 | 2,160 | |
| 6 | 0190 | FPLC PF | 0 | 100 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2022 | 2021 | | 100 | 1,200 | |

| TOTAL OB/XF | | | | | | | | | | | | |
|---------------------------------|--|-----------|--|------------|--|-----|--|--|--|--|--|--|
| 31,136 | | | | | | | | | | | | |
| 534 SW RIVER OAK CT, FORT WHITE | | | | | | | | | | | | |
| BLD DATE | | LGL DATE | | 05/07/2026 | | MLU | | | | | | |
| XF DATE | | LAND DATE | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|-------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=18,12] E76 S30 W76 N30 \$ | | | | | | | | | | | | |

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 5,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | | | | 49.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 21,805 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | | | | 49.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 269,500 | | | | | | | |