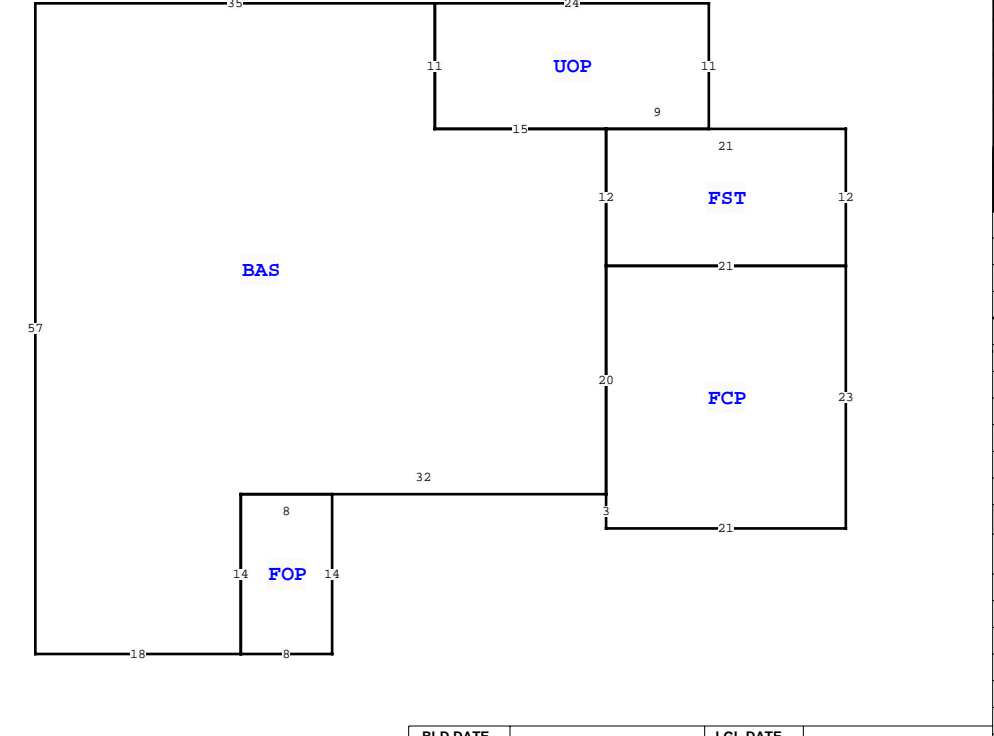


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 90 |
| Exterior Wall | 05 AVERAGE 10 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LAM/VNLPLK 60 |
| Interior Floor | 14 CARPET 40 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2.5 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectural | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 02 02 100 |
| Quality | 05 05 |

| 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 | | 347,522 | 1976 | 1976 | 0 | 0 | 35.00 | 65.00 |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 2,237 | 100 | | 2,237 | 195,555 |
| FCP | 483 | 25 | | 121 | 10,577 |
| FOP | 112 | 30 | | 34 | 2,972 |
| FST | 252 | 55 | | 139 | 12,151 |
| UOP | 264 | 20 | | 53 | 4,633 |
| TOTALS | 3,348 | | | 2,584 | 225,889 |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 225,889 |
| TOTAL MARKET OB/XF VALUE | | | 20,136 |
| TOTAL LAND VALUE - MARKET | | | 22,500 |
| TOTAL MARKET VALUE | | | 268,525 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 268,525 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 217,114 |
| TOTAL JUST VALUE | | | 268,525 |
| NCON VALUE | | | 2,500 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 256,617 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 323 | MAINT/ALTR | 50 | 08/29/2014 |

| SALES DATA | | | | | | |
|--------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1556/2059 | 12/18/2025 | WD | Q | I | 01 | 358,000 |
| GRANTOR: MORGAN DENNIS W | | | | | | |
| GRANTEE: WYNN ROBERT | | | | | | |
| 1479/802 | 11/15/2022 | WD | Q | I | 01 | 330,000 |
| GRANTOR: HALE RICHARD S | | | | | | |
| GRANTEE: MORGAN DENNIS W | | | | | | |

| EXTRA FEATURES | | BLD DATE | | LGL DATE | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|----------|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L | 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 600 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 1983 | 1983 | 3 | 40 | 14,336 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,500 | |
| 5 | 0262 | PRCH, FOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2026 | 2025 | | 100 | 2,500 | |

| TOTAL OB/XF | | | | | | | | | | | | 20,136 | | | | | |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--------|--|--|--|--|--|
| 898 SW LAKE MONTGOMERY AVE, LAKE CITY | | | | | | | | | | | | | | | | | |
| BLD DATE: 04/14/2026 MLU | | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W15 N11 W35 S57 E18 FOP= E8 N14 W8 S14\$ N14 E32 FCP= S3 E21 N23 W21 S20\$ N20 FST= E21 N12 W21 S12\$ N12 UOP= E9 N11 W24 S11 E15 \$. | | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | TOTAL OB/XF | | | | | | 20,136 | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-------------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | *RSF | 294.00 | 136.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |