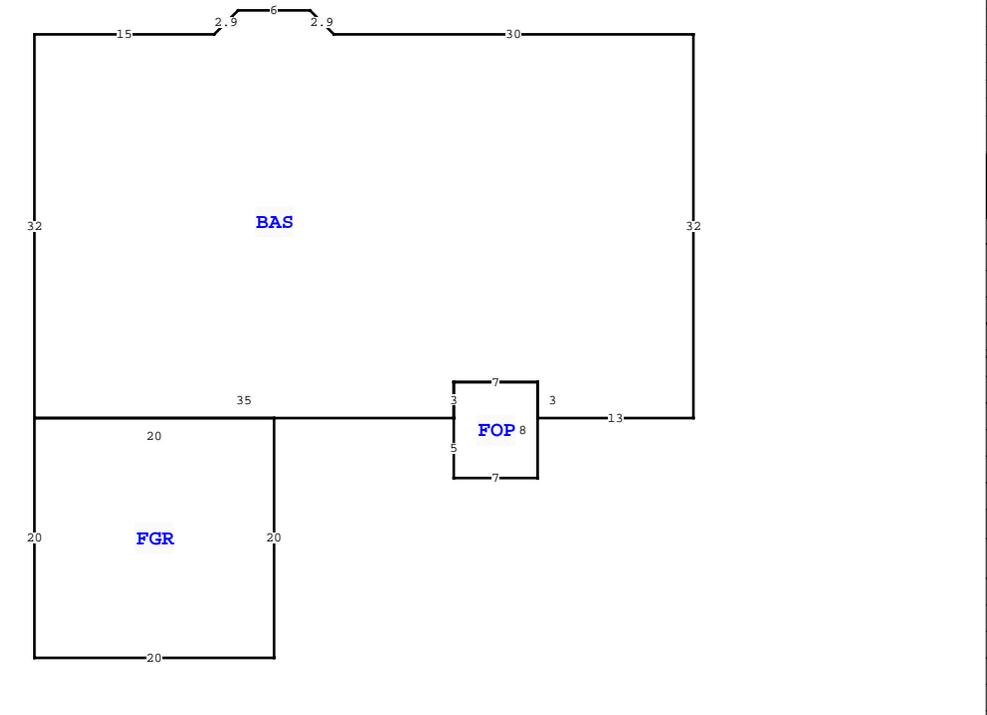


| BUILDING CHARACTERISTICS | |
|--------------------------|----------------------|
| ELEMENT | CD |
| Exterior Wall | 16 WD FR STUC 70 |
| Exterior Wall | 19 COMMON BRK 30 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LAM/VNLPLK 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Architectural Units | 05 CONV 100 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 06 06 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 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 | | | | | | | | |
| Heated Area: 1755 | | | | | | HX Base Yr 2026 | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,755 | 100 | | 1,755 | 178,137 |
| FGR | 400 | 55 | | 220 | 22,330 |
| FOP | 56 | 30 | | 17 | 1,726 |
| TOTALS | 2,211 | | | 1,992 | 202,193 |

874 SW CHERUB GLN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 |
| INC DATE | | AG DATE | MLU |

| 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 | 100 | 0 | 0 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 1,800 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 800 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,600 | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 202,193 |
| TOTAL MARKET OB/XF VALUE | | | 4,400 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 225,093 |
| SOH/AGL Deduction | | | 59,241 |
| ASSESSED VALUE | | | 165,852 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 114,441 |
| TOTAL JUST VALUE | | | 225,093 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 225,145 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 3549 | SFR | 415 | 01/30/2006 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1530/2193 | 1/02/2025 | WD Q | Q | I | 01 | 310,000 |
| GRANTOR: BIEWEND JENNIFER CATH | | | | | | |
| GRANTEE: WILLIAMS GLENN G | | | | | | |
| 1430/2247 | 2/18/2021 | WD Q | Q | I | 01 | 205,000 |
| GRANTOR: MORENO JOSE ALFREDO | | | | | | |
| GRANTEE: BIEWEND JENNIFER CA | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W30 L2 U2 W6 D2 L2 W15 S32 FGR= S20 E20 N20 W20\$ E35 FOP= S5 E7 N8 W7 S3\$ N3 E7 S3 E13 N32\$. | |

| 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 | 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |