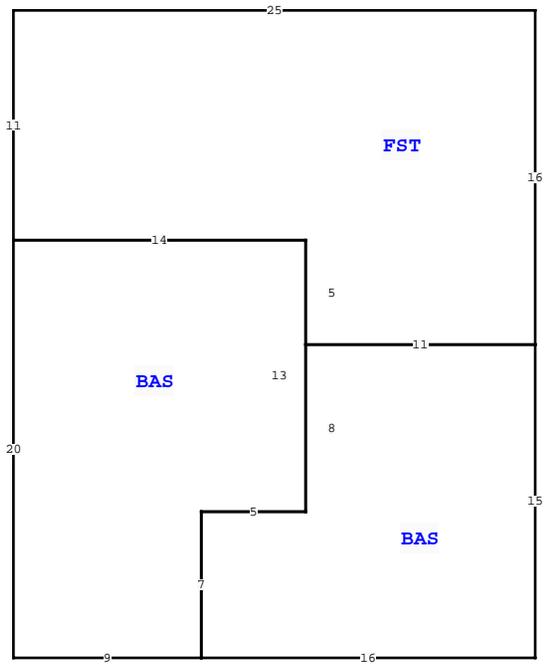


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	0	100	
Frame	02	WOOD FRAME	100
Story Height	8	100	
RMS	0	100	
Stories	1.	1.100	
Units	0	100	
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	0300	MULTI-FAM	10+
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
BAS	245	100	
FST	330	50	
TOTALS	775		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE LOW	0%	- 0								
				Heated Area:	445						
				HX Base Yr							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 7	1
VALUATION BY		RECONCILE	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE		713,900	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		100	
TOTAL MARKET VALUE		714,000	
SOH/AGL Deduction		0	
ASSESSED VALUE		714,000	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		714,000	
TOTAL JUST VALUE		714,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		714,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2413	MAINT/ALTR	525	11/04/2011
1352	REMODEL	220	08/28/1998
1284	REMODEL	1,195	08/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0848/0273	10/30/1997	WD	Q	V	01	1,363,100
GRANTOR: LAKE CITY VILLAS LTD						
GRANTEE: LAKE CITY VILLAS RR						

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	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,013	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	25,175	
3	0140	CLFENCE	6	0	0	500.00	UT	3.50	3.50	100	1998	1998	3	100	1,750	
												TOTAL OB/XF	29,938			

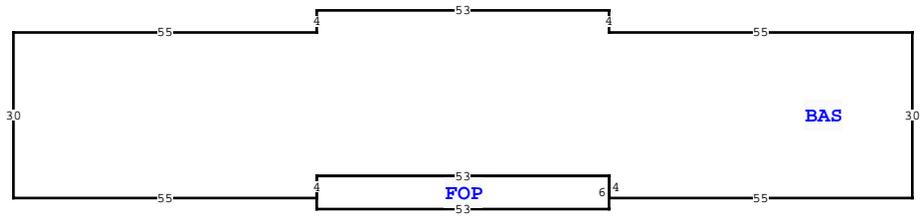
BUILDING NOTES											

BUILDING DIMENSIONS											
FST= W25 S11 BAS= S20 E9 N7 E5 N13 W14\$ E14 S5 BAS= S8 W5 S7 E16 N15 W11\$ E11 N16\$.											

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RSF/MS	30.00	660.00	5.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	150,000							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	4,890	100
FOP	318	30
TOTALS	5,208	4,985

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2200	03	4,985	92.2865	59.99	299,050	1983	1983	0	0	0	42.00	58.00		
4 M/FAM LOW 0% - 0														
Heated Area: 4890 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			1
VALUATION BY		RECONCILE	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			713,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			714,000
SOH/AGL Deduction			0
ASSESSED VALUE			714,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,000
TOTAL JUST VALUE			714,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/0273	10/30/1997	WD	Q	V	01	1,363,100
GRANTOR: LAKE CITY VILLAS LTD						
GRANTEE: LAKE CITY VILLAS RR						

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
1344 SW ZESTY CIR, LAKE CITY																
BLD DATE 11/19/1998 ME LGL DATE																
XF DATE INC DATE LAND DATE AG DATE																
TOTALS 5,208 4,985 173,449																

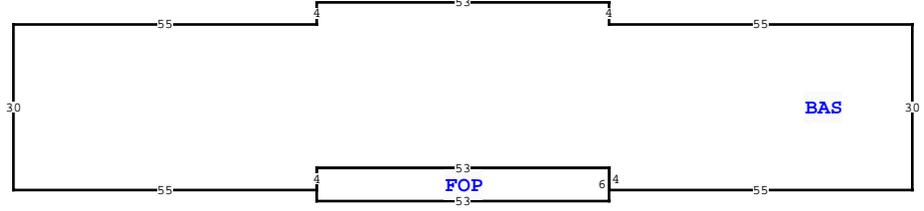
BUILDING NOTES

BUILDING DIMENSIONS
BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4\$ N4E53 S4 E55 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Story Height	0	0 100
RMS	0	0 100
Stories	0	0 100
Units	6	6 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0300	MULTI-FAM 10+
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	4,890	100
FOP	318	30
TOTALS	5,208	4,985

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2200	03	4,985	92.2865	59.99	299,050	1983	1983	0	0	0	42.00	58.00
5 M/FAM LOW 0% - 0												
Heated Area: 4890 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION BY		RECONCILE	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			713,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			714,000
SOH/AGL Deduction			0
ASSESSED VALUE			714,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,000
TOTAL JUST VALUE			714,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/0273	10/30/1997	WD	Q	V	01	1,363,100
GRANTOR: LAKE CITY VILLAS LTD						
GRANTEE: LAKE CITY VILLAS RR						

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
1344 SW ZESTY CIR, LAKE CITY																
BLD DATE 11/19/1998 ME LGL DATE																
XF DATE INC DATE LAND DATE AG DATE																
TOTALS 5,208 4,985 173,449																

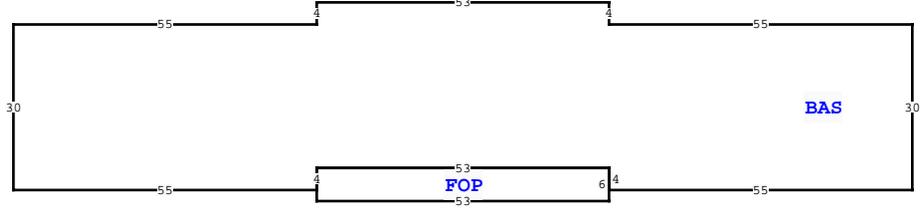
BUILDING NOTES

BUILDING DIMENSIONS
BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4\$ N4E53 S4 E55 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		6	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,890	100	
FOP	318	30	
TOTALS	5,208		
TOTALS		4,985	173,449

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2200	03	4,985	92.2865	59.99	299,050	1983	1983		0	0	42.00	58.00	
6 M/FAM LOW 0% - 0 Heated Area: 4890 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 6 of 7	1
VALUATION SUMMARY			
VALUATION BY		RECONCILE	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			713,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			714,000
SOH/AGL Deduction			0
ASSESSED VALUE			714,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,000
TOTAL JUST VALUE			714,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/0273	10/30/1997	WD	Q	V	01	1,363,100
GRANTOR: LAKE CITY VILLAS LTD						
GRANTEE: LAKE CITY VILLAS RR						

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
1344 SW ZESTY CIR, LAKE CITY																
BLD DATE 11/19/1998 ME LGL DATE																
XF DATE INC DATE LAND DATE AG DATE																

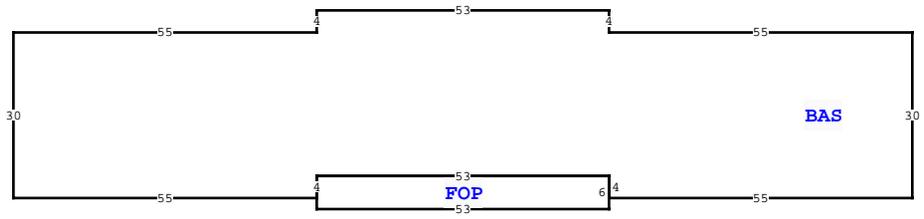
BUILDING NOTES

BUILDING DIMENSIONS
BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4\$ N4E53 S4 E55 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
TOTAL OB/XF 0																								

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	0	0	100
Units		6	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	4,890	100	
FOP	318	30	
TOTALS	5,208		
			4,985
			173,449

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2200	03	4,985	92.2865	59.99	299,050	1983	1983	0	0	0	42.00	58.00		
7 M/FAM LOW 0% - 0														
Heated Area: 4890 HX Base Yr														



COLUMBIA COUNTY PROPERTY		PAGE 7 of 7	1
VALUATION SUMMARY			
VALUATION BY		RECONCILE	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			713,900
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			100
TOTAL MARKET VALUE			714,000
SOH/AGL Deduction			0
ASSESSED VALUE			714,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			714,000
TOTAL JUST VALUE			714,000
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			714,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0848/0273	10/30/1997	WD	Q	V	01	1,363,100
GRANTOR: LAKE CITY VILLAS LTD						
GRANTEE: LAKE CITY VILLAS RR						

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
1344 SW ZESTY CIR, LAKE CITY																
BLD DATE 11/19/1998 ME LGL DATE																
XF DATE INC DATE LAND DATE AG DATE																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W55 N4 W53 S4 W55 S30 E55 FOP= S2 E53 N6 W53 S4\$ N4E53 S4 E55 N30\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV