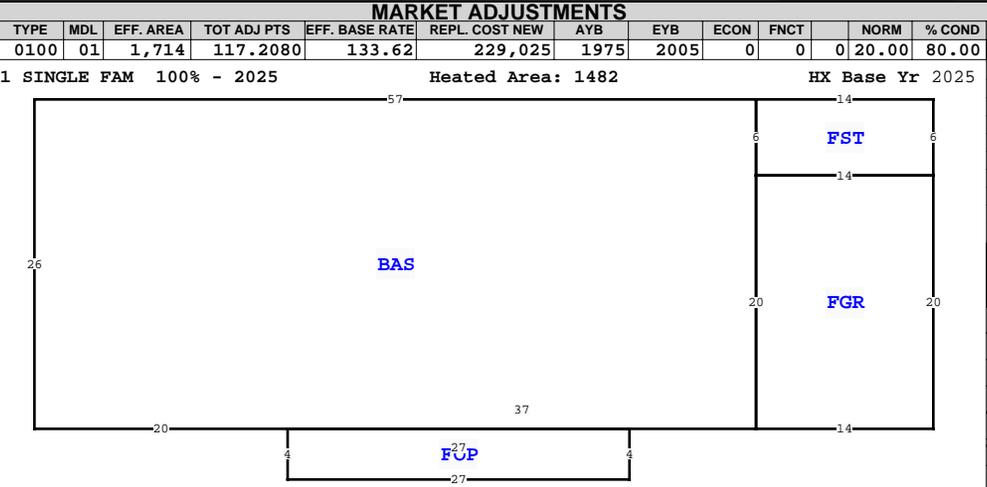


| ELEMENT            | CD  | CONSTRUCTION   |
|--------------------|-----|----------------|
| Exterior Wall      | 19  | COMMON BRK 100 |
| Roof Structur      | 03  | GABLE/HIP 100  |
| Roof Cover         | 03  | COMP SHNGL 100 |
| Interior Wall      | 05  | DRYWALL 100    |
| Interior Floor     | 13  | LAM/VNLPLK 80  |
| Interior Floor     | 15  | HARDTILE 20    |
| Air Condition      | 03  | CENTRAL 100    |
| Heating Type       | 04  | AIR DUCTED 100 |
| Bedrooms           |     | 3 100          |
| Bathrooms          |     | 2 100          |
| Frame              | 01  | NONE 100       |
| Stories            | 1.1 | 1.100          |
| Architectual Units | 05  | CONV 100       |
| Condition Adj      | 03  | 03 100         |
| Kitchen Adjus      | 01  | 01 100         |



| VALUATION BY                     |           | STANDARD |
|----------------------------------|-----------|----------|
| Tax Group: 1                     | Tax Dist: |          |
| <b>BUILDING MARKET VALUE</b>     |           | 183,220  |
| <b>TOTAL MARKET OB/XF VALUE</b>  |           | 1,950    |
| <b>TOTAL LAND VALUE - MARKET</b> |           | 18,500   |
| <b>TOTAL MARKET VALUE</b>        |           | 203,670  |
| SOH/AGL Deduction                |           | 0        |
| <b>ASSESSED VALUE</b>            |           | 203,670  |
| <b>TOTAL EXEMPTION VALUE</b>     | HX HB     | 51,411   |
| <b>BASE TAXABLE VALUE</b>        |           | 152,259  |
| <b>TOTAL JUST VALUE</b>          |           | 203,670  |
| NCON VALUE                       |           | 0        |
| <b>INCOME VALUE</b>              |           |          |
| <b>PREVIOUS YEAR MKT VALUE</b>   |           | 202,698  |

| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 1,482            | 100         |      | 1,482        | 158,420              |
| FGR           | 280              | 55          |      | 154          | 16,462               |
| FOP           | 108              | 30          |      | 32           | 3,421                |
| FST           | 84               | 55          |      | 46           | 4,918                |
| <b>TOTALS</b> | <b>1,954</b>     |             |      | <b>1,714</b> | <b>183,220</b>       |

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

1602 SW CAROLINE CT, LAKE CITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1462/2556                      | 3/26/2022 | WD Q      | Q     | I     | 01     | 202,000    |
| GRANTOR: LOTUS PROPERTY LLC    |           |           |       |       |        |            |
| GRANTEE: TOMLIN TRAVIS         |           |           |       |       |        |            |
| 1356/2312                      | 3/10/2018 | WD U      | U     | I     | 30     | 65,000     |
| GRANTOR: LAWRENCE HINES & JIAN |           |           |       |       |        |            |
| GRANTEE: LOTUS PROPERTY LLC    |           |           |       |       |        |            |

| 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     | 0  | 0     | 0.00           | 100       | 0       | 0           | 3 | 100    | 350             |       |
| 2   | 0258       | PATIO       | 0       | 100 | 0  | 0     | 0  | 0     | 0.00           | 100       | 0       | 0           | 3 | 100    | 100             |       |
| 3   | 0120       | CLFENCE 4   | 0       | 100 | 0  | 0     | 0  | 0     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 300             |       |
| 4   | 0070       | CARPORT UF  | 0       | 100 | 16 | 24    | 0  | 0     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 1,200           |       |

| BUILDING NOTES   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS= W57 S26 E20 FOP= S4 E27N4 W27S E37 FGR= E14 N20 W14 S20S N20 FST= E14 N6 W14 S6S N6S. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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      |                             |      |         |      |     |    |        |  |  |