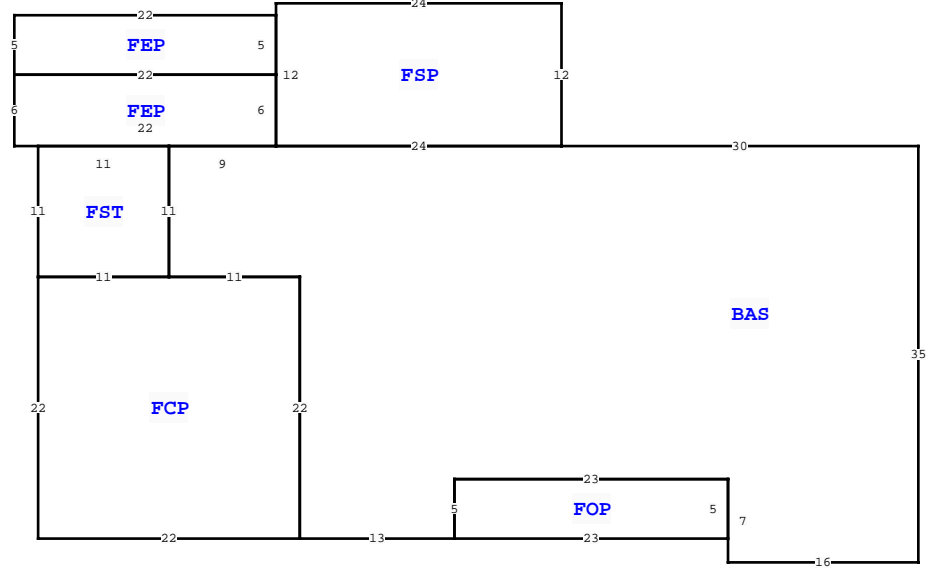




| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 80 |
| Exterior Wall | 31 VINYL SID 20 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 06 VINYL ASB 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 3 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 01 01 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 05 05 |
| 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 | AP | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2018 | | Heated Area: 1754 | | | | | | HX Base Yr 2018 | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,754 | 100 | | 1,754 | 73,114 |
| FCP | 484 | 25 | | 121 | 5,044 |
| FEP | 110 | 80 | | 88 | 3,668 |
| FEP | 132 | 80 | | 106 | 4,418 |
| FOP | 115 | 30 | | 34 | 1,417 |
| FSP | 288 | 40 | | 115 | 4,794 |
| FST | 121 | 55 | | 67 | 2,793 |
| TOTALS | 3,004 | | | 2,285 | 95,248 |

626 SW CHAPEL HILL ST, LAKE CITY

| | | | |
|----------|-----------|------------|-----|
| BLD DATE | LGL DATE | 04/14/2026 | MLU |
| XF DATE | LAND DATE | | |
| INC DATE | AG DATE | | |

| 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 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 130 | |
| 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 | 32 | 16 | 512.00 | UT | 35.00 | 35.00 | 100 | 1975 | 1975 | 3 | 40 | 7,168 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 10 | 10 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 11 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 150 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 10 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 300 | |
| 7 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 600 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |

TOTAL OB/XF 11,048

| 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 | 0100 | C | SFR | 100 | | *RSF-2 | 0.00 | 0.00 | 2.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 45,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--------------|-----|------------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | 95,248 | | |
| TOTAL MARKET OB/XF VALUE | 11,048 | | |
| TOTAL LAND VALUE - MARKET | 45,000 | | |
| TOTAL MARKET VALUE | 151,296 | | |
| SOH/AGL Deduction | 6,160 | | |
| ASSESSED VALUE | 145,136 | | |
| TOTAL EXEMPTION VALUE | HX HB 51,411 | | |
| BASE TAXABLE VALUE | 93,725 | | |
| TOTAL JUST VALUE | 151,296 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 143,296 | | |
| PRMT:1:1: VINYL SIDING | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 1454 | ADDN SFR | 70 | 03/04/1999 |

| SALES DATA | | | | | | |
|---------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1235/1341 | 5/25/2012 | WD | U | I | 30 | 100 |
| GRANTOR: MELINA M LEDUC (RESER) | | | | | | |
| GRANTEE: MELINA M LEDUC & MA | | | | | | |
| 0525/0072 | 11/01/1983 | WD | Q | I | 01 | 78,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W30 FSP= N12 W24 S12 E24\$ W24 FEP= N6 FEP= N5 W22 S5 E22\$ W22 S6 E22\$ W9 FST= W11 S11 E11 N11\$ S11 FCP= W11 S22 E22 N22 W11\$ E11S22 E13 FOP= E23 N5W23 S5\$ N5 E23 S7 E16 N35\$. | | | | | | | | | | | | |