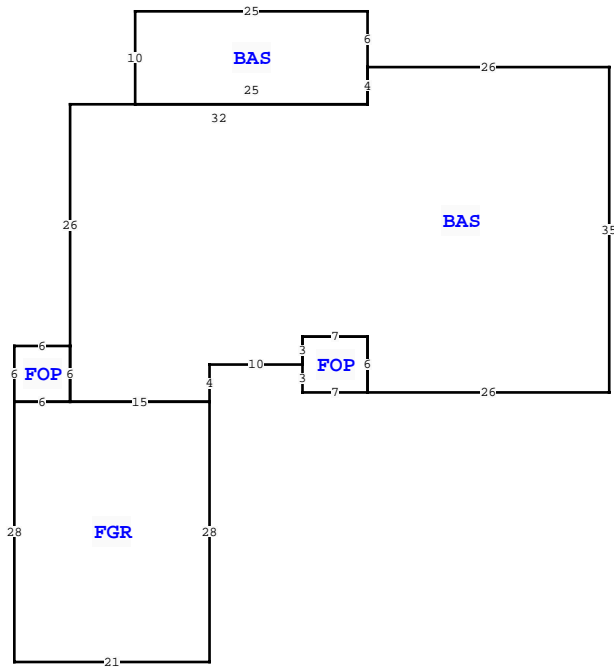




| BUILDING CHARACTERISTICS |                  |                |
|--------------------------|------------------|----------------|
| ELEMENT                  | CD               | CONSTRUCTION   |
| Exterior Wall            | 19               | COMMON BRK 100 |
| Roof Structur            | 08               | IRREGULAR 100  |
| Roof Cover               | 03               | COMP SHNGL 100 |
| Interior Wall            | 05               | DRYWALL 100    |
| Interior Floo            | 12               | HARDWOOD 80    |
| Interior Floo            | 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. 100         |
| Architectual             | 05               | CONV 100       |
| Units                    |                  | 0 100          |
| Condition Adj            | 04               | 04 100         |
| Kitchen Adjus            | 01               | 01 100         |
| Quality                  | 07               | 07             |
| DOR CODE                 | 0100             | SINGLE FAMILY  |
| MAP NUM                  |                  | MKT AREA 06    |
| NEIGHBORHOOD/LOC         | 6417.0900        | 1.00/          |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    |
| BAS                      | 250              | 100            |
| BAS                      | 1,845            | 100            |
| FGR                      | 588              | 55             |
| FOP                      | 36               | 30             |
| FOP                      | 42               | 30             |
| TOTALS                   | 2,761            |                |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |       |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100  | 01  | 2,442     | 143.7480    | 161.00         | 393,162        | 1987 | 1987 | 0    | 0    | 35.00 | 65.00  |  |  |
| 1 SINGLE FAM 0% - 2026 Heated Area: 2095 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 1              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 255,555     |
| TOTAL MARKET OB/XF VALUE  |           |  | 3,450       |
| TOTAL LAND VALUE - MARKET |           |  | 18,500      |
| TOTAL MARKET VALUE        |           |  | 277,505     |
| SOH/AGL Deduction         |           |  | 0           |
| ASSESSED VALUE            |           |  | 277,505     |
| TOTAL EXEMPTION VALUE     |           |  | 0           |
| BASE TAXABLE VALUE        |           |  | 277,505     |
| TOTAL JUST VALUE          |           |  | 277,505     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 277,505     |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| 00435      |             |     |        |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1539/1681                     | 5/06/2025 | WD        | Q     | I     | 01     | 327,900    |
| GRANTOR: LUPTON CHRISTOPHER C |           |           |       |       |        |            |
| GRANTEE: GAMEZ-RAMIREZ DANIE  |           |           |       |       |        |            |
| 1411/2758                     | 5/20/2020 | WD        | Q     | I     | 01     | 218,000    |
| GRANTOR: ADAM & SARAH CROCKER |           |           |       |       |        |            |
| GRANTEE: CHRISTOPHER C & VIC  |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |         |       |       |
|----------------|------------|-------------|---------|-------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L W   | UNITS |
| 1              | 0166       | CONC, PAVMT | 0 0     | 0 0   | 1.00  |
| 2              | 0190       | FPLC PF     | 0 0     | 0 0   | 1.00  |
| 3              | 0258       | PATIO       | 0 0     | 0 0   | 1.00  |
| 4              | 0296       | SHED METAL  | 0 0     | 13 13 | 1.00  |
| 5              | 0119       | MASONRY WA  | 0 0     | 0 0   | 1.00  |
| 6              | 0130       | CLFENCE 5   | 0 0     | 0 0   | 1.00  |

| TOTAL OB/XF |            |             |         |       |       |    |          |                |           |         |             |   |        |
|-------------|------------|-------------|---------|-------|-------|----|----------|----------------|-----------|---------|-------------|---|--------|
| 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 |
| 1           | 0166       | CONC, PAVMT | 0 0     | 0 0   | 1.00  | UT | 2,500.00 | 2,500.00       | 50        | 0       | 0           | 3 | 50     |
| 2           | 0190       | FPLC PF     | 0 0     | 0 0   | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    |
| 3           | 0258       | PATIO       | 0 0     | 0 0   | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    |
| 4           | 0296       | SHED METAL  | 0 0     | 13 13 | 1.00  | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    |
| 5           | 0119       | MASONRY WA  | 0 0     | 0 0   | 1.00  | UT | 0.00     | 0.00           | 100       | 2011    | 2011        | 3 | 100    |
| 6           | 0130       | CLFENCE 5   | 0 0     | 0 0   | 1.00  | UT | 0.00     | 0.00           | 100       | 2011    | 2011        | 3 | 100    |
| TOTALS      |            |             |         |       |       |    |          |                |           |         |             |   |        |

| BUILDING NOTES                 |  |  |  |
|--------------------------------|--|--|--|
| 833 SW BISCAYNE GLN, LAKE CITY |  |  |  |
| BLD DATE                       |  |  |  |
| XF DATE                        |  |  |  |
| INC DATE                       |  |  |  |
| LGL DATE                       |  |  |  |
| LAND DATE                      |  |  |  |
| AG DATE                        |  |  |  |
| 04/21/2023 MLU                 |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |
|--|--|--|--|
| BAS= W26 BAS= N6 W25 S10 E25 N4\$ S4 W32 S26 FOP= W6 S6 E6 N6\$ S6 FGR= W6 S28 E21 N28 W15\$ E15 N4 E10 FOP= S3 E7 N6 W7S3\$ N3 E7 S6 E26 N35\$. |  |  |  |

| 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 |
| 1                | 0100     | C   | SFR                  | 0   |     | *RSF-2   | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   |

| 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 |
| 1           | 0100     | C   | SFR                  | 0   |     | *RSF-2   | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   |