

| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|----------------------|-------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 03 BELOW AVG. 100 | | | | |
| Roof Structur | 03 GABLE/HIP 100 | | | | |
| Roof Cover | 01 MINIMUM 100 | | | | |
| Interior Wall | 05 DRYWALL 100 | | | | |
| Interior Floor | 14 CARPET 90 | | | | |
| Interior Floor | 08 SHT VINYL 10 | | | | |
| Air Condition | 03 CENTRAL 100 | | | | |
| Heating Type | 04 AIR DUCTED 100 | | | | |
| Bedrooms | 3 100 | | | | |
| Bathrooms | 2 100 | | | | |
| Stories | 1. 1. 100 | | | | |
| Architctual Units | 01 CONV 100 0 100 | | | | |
| Condition Adj | 03 03 100 | | | | |
| Kitchen Adjus | 01 01 100 | | | | |
| Quality | 05 05 | | | | |
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | MKT AREA 06 | | | | |
| NEIGHBORHOOD/LOC | 8416.0100 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 384 | 100 | | 384 | 8,654 |
| BAS | 1,216 | 100 | | 1,216 | 27,404 |
| UOP | 96 | 25 | | 24 | 541 |
| TOTALS | 1,696 | | | 1,624 | 36,598 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-------------|-------------------|----------------|----------------|------|-----------------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | MOBILE HME | 100% - 1995 | | 56.34 | 91,496 | 1994 | 1994 | 0 | 0 | 60.00 | 40.00 | |
| | | | Heated Area: 1600 | | | | HX Base Yr 1995 | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 36,598 |
| TOTAL MARKET OB/XF VALUE | | | 5,100 |
| TOTAL LAND VALUE - MARKET | | | 22,500 |
| TOTAL MARKET VALUE | | | 64,198 |
| SOH/AGL Deduction | | | 27,733 |
| ASSESSED VALUE | | | 36,465 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 36,465 |
| BASE TAXABLE VALUE | | | 0 |
| TOTAL JUST VALUE | | | 64,198 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 60,198 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 8478 | M H | 125 | 06/10/1994 |

| SALES DATA | | | | | | |
|---------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1537/2244 | 4/14/2025 | QC | U | I | 11 | 100 |
| GRANTOR: BROOKS JERRY M JR | | | | | | |
| GRANTEE: BROOKS JOYCE | | | | | | |
| 1537/544 | 4/04/2025 | PB | U | I | 18 | 0 |
| GRANTOR: CLERK OF COURT (JERRY) | | | | | | |
| GRANTEE: BROOKS JOYCE (LE) | | | | | | |

| 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 | 0210 | GARAGE U | 0 | 100 | 24 | 28 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,500 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2006 | 2006 | 3 | 100 | 200 | |
| 3 | 9947 | Septic | 0 | 100 | 0 | 0 | 1.00 | UT | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| | | | | | | | | | | | | | TOTAL OB/XF | 5,100 | | |

| BUILDING NOTES | | | |
|-------------------------------|--|-----------|----------------|
| 2321 SW BIRLEY AVE, LAKE CITY | | | |
| BLD DATE | | LGL DATE | 04/14/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| BUILDING DIMENSIONS | | | |
|---|--|--|--|
| BAS= W27 BAS= N16 W24 S16 E24\$ W49 S16 E53 UOP= S8 E12 N8 W12\$ E23 N16\$. | | | |

| 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 | 0102 | C | SFR/MH | 100 | | RSF/ME | 22.00 | 180.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |