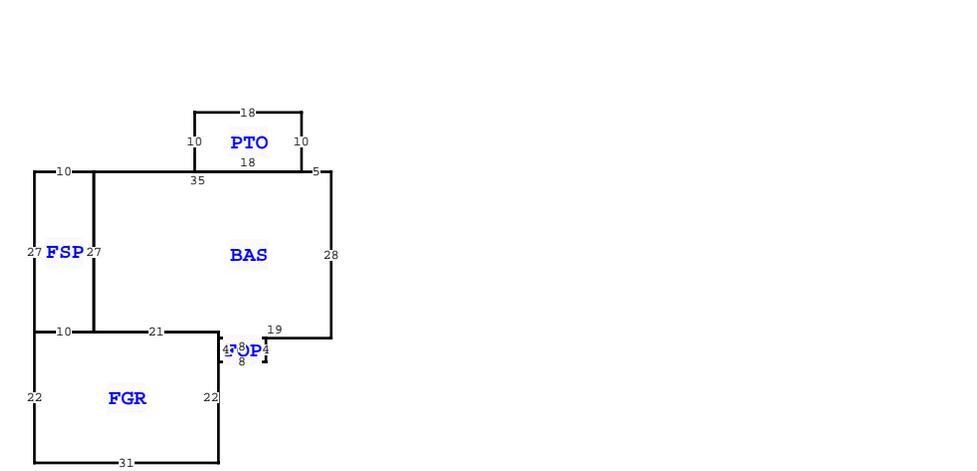




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|----|--------------|-----|
| ELEMENT | CD | | |
| Exterior Wall | 17 | MSNRY STUC | 90 |
| Exterior Wall | 21 | STONE | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 08 | SHT VINYL | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 03 | MASONRY | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,801 | 106.4090 | 121.31 | 339,789 | 2008 | 2008 | 0 | 0 | 17.00 | 83.00 |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 05 | 05 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 10416.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,099 | 100 | | 1,099 | 110,656 |
| FGR | 682 | 55 | | 375 | 37,758 |
| FOP | 32 | 30 | | 10 | 1,007 |
| FSP | 270 | 40 | | 108 | 10,874 |
| FUS | 1,200 | 100 | | 1,200 | 120,825 |
| PTO | 180 | 5 | | 9 | 906 |
| TOTALS | 3,463 | | | 2,801 | 282,025 |

277 SW TIMBER RIDGE DR, LAKE CITY

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

| 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 | | | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 5,994 | |

| 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 | 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-------|-----------|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 3 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | 282,025 | | |
| TOTAL MARKET OB/XF VALUE | | 5,994 | | |
| TOTAL LAND VALUE - MARKET | | 25,000 | | |
| TOTAL MARKET VALUE | | 313,019 | | |
| SOH/AGL Deduction | | 113,401 | | |
| ASSESSED VALUE | | 199,618 | | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | | |
| BASE TAXABLE VALUE | | 148,207 | | |
| TOTAL JUST VALUE | | 313,019 | | |
| NCON VALUE | | 0 | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | 308,905 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000050030 | Roof Replacement | 15,700 | 06/03/2024 |
| 27131 | SFR | 926 | 06/30/2008 |

| SALES DATA | | | | | | |
|----------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1167/2012 | 2/19/2009 | WD | Q | I | 01 | 202,600 |
| GRANTOR: MARONDA HOMES INC | | | | | | |
| GRANTEE: RALPH A MINSTER | | | | | | |
| 1134/1698 | 10/10/2007 | WD | Q | V | 02 | 468,000 |
| GRANTOR: RML HOLDINGS INC | | | | | | |
| GRANTEE: MARONDA HOMES INC | | | | | | |

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

| BUILDING DIMENSIONS |
|---|
| BAS= W5 PTO= N10 W18 S10 E18\$ W35 FSP= W10 S27 E10 N27\$ S27 FGR= W10 S22 E31 N22 W21\$ E21 S1 FOP= S4 E8 N4 W8\$ E19 N28\$ PTR= N30 FUS= N30 W40 S30 E40\$ S30\$. |