

LOT 5 BLOCK A TROY PINES S/D.
636-16, 715-526, 806-1686, 1007-

COPLEY ANGELA
244 SW OCALA WAY
LAKE CITY, FL 32024

2026

10-4S-16-02888-001

| ELEMENT | | BUILDING CHARACTERISTICS | | | |
|-----------|------------------|--------------------------|-------|--------------|----------------------|
| CD | CONSTRUCTION | | | | |
| 31 | VINYL SID 100 | | | | |
| 00 | N/A 0 | | | | |
| 03 | GABLE/HIP 100 | | | | |
| 03 | COMP SHNGL 100 | | | | |
| 05 | DRYWALL 100 | | | | |
| 08 | SHT VINYL 50 | | | | |
| 14 | CARPET 50 | | | | |
| 03 | CENTRAL 100 | | | | |
| 04 | AIR DUCTED 100 | | | | |
| 3 | 100 | | | | |
| 2 | 100 | | | | |
| 01 | NONE 100 | | | | |
| 1. | 1.100 | | | | |
| 0 | 100 | | | | |
| 03 | 03 100 | | | | |
| 01 | 01 100 | | | | |
| 05 | 05 | | | | |
| 0200 | MOBILE HOME | | | | |
| | | | 06 | | |
| | | 10416.070 | 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,512 | 100 | 2023 | 1,512 | 158,147 |
| TOTALS | 1,512 | | | 1,512 | 158,147 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|-------------------|------|------|-----------------|------|--------|--|----------|--|----------|--|---------|--|-----------|------------|----------|--|---------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | | | | | | | | | | | |
| 0202 | 02 | 1,512 | 113.5000 | 110.10 | 166,471 | 2022 | 2022 | 0 | 0 | 5.00 | 95.00 | | | | | | | | | | | | | |
| 3 MANUF 2 | | | 100% - 2023 | | | Heated Area: 1512 | | | HX Base Yr 2023 | | | | | | | | | | | | | | | |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2023 </div> | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>04/21/2023</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table> | | | | | | | | | | | | | BLD DATE | | LGL DATE | | XF DATE | | LAND DATE | 04/21/2023 | INC DATE | | AG DATE | |
| BLD DATE | | LGL DATE | | | | | | | | | | | | | | | | | | | | | | |
| XF DATE | | LAND DATE | 04/21/2023 | | | | | | | | | | | | | | | | | | | | | |
| INC DATE | | AG DATE | | | | | | | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 158,147 |
| TOTAL MARKET OB/XF VALUE | | | 7,000 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 183,647 |
| SOH/AGL Deduction | | | 18,123 |
| ASSESSED VALUE | | | 165,524 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 114,113 |
| TOTAL JUST VALUE | | | 183,647 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 190,291 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 000044610 | Mobile Home | | 06/03/2022 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1460/1583 | 2/14/2022 | WD Q | Q | I | 03 | 25,000 |
| GRANTOR: CHAMBLISS MELISSA G | | | | | | |
| GRANTEE: COPLEY ANGELA | | | | | | |

| EXTRA FEATURES | | 244 SW OCALA WAY, LAKE CITY | | | | | | | | | | | | | | | |
|----------------|------------|-----------------------------|---------|-----|---|-------|----|-------|----------------|-----------|----------|-------------|---|--------|-----------------|-------|--|
| 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 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | 3 | 100 | 7,000 | |

| TOTAL OB/XF | | | | | | | | | | | | | 7,000 | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|
| | | | | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=14,9] E56 S27 W56 N27 \$ | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | 7,000 | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0200 | C | MBL HM | 100 | | RSF/MBL | 66.00 | 242.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |