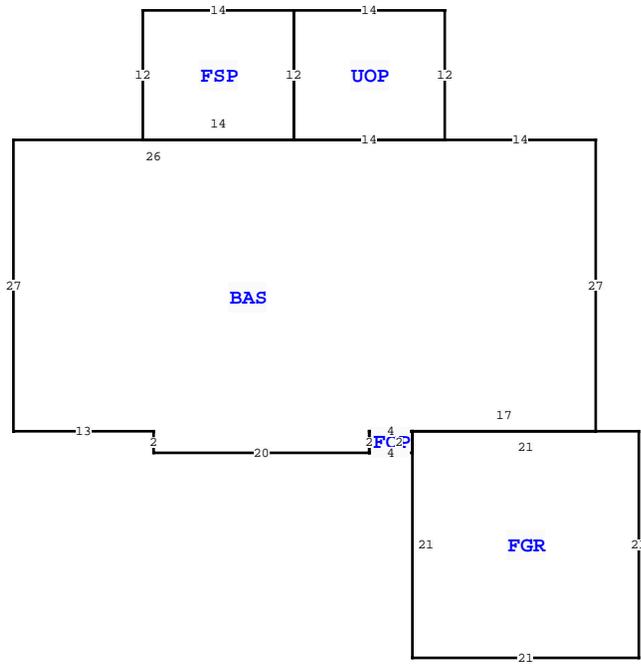


| ELEMENT | CD | BUILDING CHARACTERISTICS CONSTRUCTION |
|---------------|----|---------------------------------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,844 | 114.6600 | 128.42 | 236,806 | 1994 | 2000 | 0 | 0 | 25.00 | 75.00 | | |
| 1 SINGLE FAM 100% - 2006 Heated Area: 1498 HX Base Yr 2006 | | | | | | | | | | | | | |



| Quality | 05 | 05 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 11416.030 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,498 | 100 | | 1,498 | 144,280 |
| FGR | 441 | 55 | | 243 | 23,405 |
| FOP | 8 | 30 | | 2 | 193 |
| FSP | 168 | 40 | | 67 | 6,453 |
| UOP | 168 | 20 | | 34 | 3,275 |
| TOTALS | 2,283 | | | 1,844 | 177,604 |

196 SW COURTESY WAY, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 |
| INC DATE | | AG DATE | MLU |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 177,604 |
| TOTAL MARKET OB/XF VALUE | | | 5,314 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 217,918 |
| SOH/AGL Deduction | | | 80,633 |
| ASSESSED VALUE | | | 137,285 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 85,874 |
| TOTAL JUST VALUE | | | 217,918 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 220,287 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 7980 | SFR | 44,000 | 01/18/1994 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1050/2230 | 6/22/2005 | WD | Q | I | | 164,000 |
| GRANTOR: BAISDEN | | | | | | |
| GRANTEE: BOLANOS | | | | | | |
| 1021/0423 | 7/02/2004 | WD | Q | I | | 115,000 |
| GRANTOR: BIGELOW | | | | | | |
| GRANTEE: TOMMY J & COURTNEY | | | | | | |

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

| BUILDING DIMENSIONS |
|--|
| BAS= W14 UOP= N12 W14 S12 E14\$ W14 FSP= N12 W14 S12 E14\$ W26 S27 E13 S2 E20 FOP= E4 N2 W4 S2\$ N2 E4 FGR= S21 E21 N21 W21\$ E17 N27\$. |

| 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 1,157.00 | UT | 2.00 | 2.00 | 100 | 0 | 0 | 3 | 100 | 2,314 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2009 | 2009 | 3 | 100 | 200 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |
| TOTAL OB/XF 5,314 | | | | | | | | | | | | | | | | |

| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |