

| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01 | 2,779 | 140.3556 | 157.20 | 436,859 | 1986 | 1986 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 2275 HX Base Yr 2015

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 283,958 |
| TOTAL MARKET OB/XF VALUE | | 13,520 |
| TOTAL LAND VALUE - MARKET | | 69,000 |
| TOTAL MARKET VALUE | | 366,478 |
| SOH/AGL Deduction | | 140,740 |
| ASSESSED VALUE | | 225,738 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 174,327 |
| TOTAL JUST VALUE | | 366,478 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 360,728 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 189 | 100 | | 189 | 19,312 |
| BAS | 1,120 | 100 | | 1,120 | 114,442 |
| FOP | 400 | 30 | | 120 | 12,262 |
| FSP | 171 | 40 | | 68 | 6,949 |
| FUS | 966 | 100 | | 966 | 98,706 |
| UBM | 1,120 | 20 | | 224 | 22,888 |
| UOP | 99 | 20 | | 20 | 2,044 |
| UOP | 360 | 20 | | 72 | 7,357 |
| TOTALS | 4,425 | | | 2,779 | 283,958 |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|------------|---------|
| | | | | 04/22/2026 | MLU |

245 NW WILDFLOWER LN, LAKE CITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 26491 | MAINT/ALTR | 25 | 12/10/2007 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1286/1026 | 12/15/2014 | WD | U | I | 11 | 100 |

GRANTOR: GLADYS S BALDWIN
GRANTEE: RICHARD W & MARIA C
1049/2621 6/20/2005 WD Q I 280,000
GRANTOR: MARK & BOBBIE HADDOX
GRANTEE: GLADYS S BALDWIN

| 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 | 20 | 420.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 630 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 144.00 | UT | 5.50 | 5.50 | 100 | 1993 | 1993 | 3 | 100 | 792 | |
| 4 | 0251 | LEAN TO W/ | 0 | 100 | 8 | 128.00 | UT | 3.50 | 3.50 | 100 | 1993 | 1993 | 3 | 100 | 448 | |
| 5 | 0070 | CARPORT UF | 0 | 100 | 30 | 1,080.00 | UT | 5.50 | 5.50 | 100 | 1993 | 1993 | 3 | 100 | 5,940 | |
| 6 | 0021 | BARN, FR AE | 0 | 100 | 13 | 442.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 2,210 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2023 | 2022 | | 100 | 1,500 | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[ORIG=0,0] W40 S28 E40 N28 \$ | |
| UBM=[ORIG=-25,-25] W40 N28 E40 S28 \$ | |
| FUS=[ORIG=0,-20] N28 E40 S21 W22 S7 W18 \$ | |
| FOP=[ORIG=-40,28] S10 E40 N10 W40 \$ | |
| UOP=[ORIG=-65,-53] N9 E40 S9 W40 \$ | |
| BAS=[ORIG=0,0] N9 W21 S9 E21 \$ | |
| FSP=[ORIG=-21,-9] W19 S9 E19 N9 \$ | |
| UOP=[ORIG=-40,-9] W11 S9 E11 N9 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF 13,520 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.15 | 60,000.00 | 69,000.00 | 69,000 | | | | | | | |