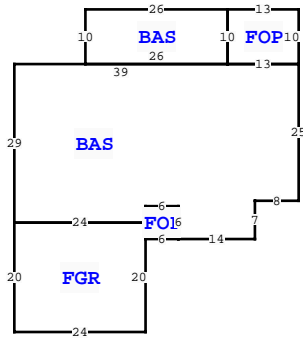
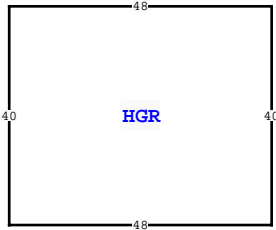


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 15 | HARDTILE 80 |
| Interior Floor | 08 | SHT VINYL 20 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,938 | 134.9568 | 151.15 | 444,079 | 2011 | 2011 | 0 | 0 | 14.00 | 86.00 | | |
| 1 SINGLE FAM 100% - 2013 Heated Area: 1760 HX Base Yr 2013 | | | | | | | | | | | | | |



| Quality | 07 | 07 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 12416.010 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 260 | 100 | | 260 | 33,797 |
| BAS | 1,500 | 100 | | 1,500 | 194,984 |
| FGR | 480 | 55 | | 264 | 34,317 |
| FOP | 36 | 30 | | 11 | 1,430 |
| FOP | 130 | 30 | | 39 | 5,070 |
| HGR | 1,920 | 45 | | 864 | 112,311 |
| TOTALS | 4,326 | | | 2,938 | 381,908 |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-------|-----------|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | STANDARD | | |
| Tax Group: 2 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 381,908 | |
| TOTAL MARKET OB/XF VALUE | | | 8,166 | |
| TOTAL LAND VALUE - MARKET | | | 52,500 | |
| TOTAL MARKET VALUE | | | 442,574 | |
| SOH/AGL Deduction | | | 133,930 | |
| ASSESSED VALUE | | | 308,644 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 257,233 | |
| TOTAL JUST VALUE | | | 442,574 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 447,015 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000051590 | Roof Replacement | 11,429 | 11/21/2024 |
| 000051591 | Roof Replacement | 15,679 | 11/21/2024 |
| 36919 | ADDN SFR | 178 | 07/02/2018 |
| 29477 | SFR | 678 | 06/14/2011 |
| 29478 | PLANE HNGR | 344 | 06/14/2011 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1435/2734 | 4/26/2021 | WD | Q | V | 04 | 21,000 |
| GRANTOR: CORBETT MICHAEL T | | | | | | |
| GRANTEE: DECKER DANIEL B | | | | | | |
| 1212/2769 | 4/12/2011 | WD | Q | V | 03 | 75,000 |
| GRANTOR: RAYMOND SESSIONS JR | | | | | | |
| GRANTEE: DANIEL B & JEANNE H | | | | | | |

EXTRA FEATURES 1907 SW SISTERS WELCOME RD, 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | | 2.00 | 100 | 2011 | 2011 | 3 | 100 | 8,166 | |

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

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS= W13 BAS= N10 W26 S10 E26\$ W39 S29 FGR= S20 E24 N20 W24\$ E24 FOP= S3 E6 N6 W6 S3\$ N3 E6 S6 E14 N7 E8 N25\$ FOP= N10 W13 S10 E13\$ PTR= N30 HGR= N40 W48 S40 E48\$ S30\$. | |

| 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 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 | | RMF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | RMF-1 | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 17,500 | | | | | | | | | |