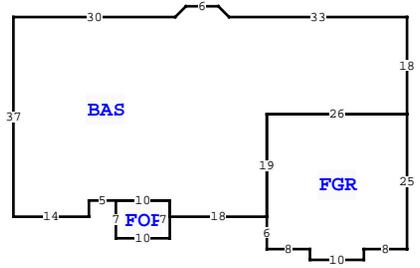
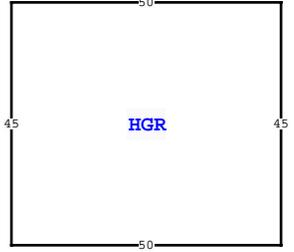


| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 19 | COMMON BRK 80  |
| Exterior Wall  | 31 | VINYL SID 20   |
| Roof Structure | 08 | IRREGULAR 100  |
| Roof Cover     | 12 | MODULAR MT 100 |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 14 | CARPET 80      |
| Interior Floor | 12 | HARDWOOD 20    |
| Air Condition  | 03 | CENTRAL 100    |
| Heating Type   | 04 | AIR DUCTED 100 |
| Bedrooms       |    | 3 100          |
| Bathrooms      |    | 2.5 100        |
| 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  | 3,579     | 128.2534    | 143.64            | 514,088        | 2006 | 2006            | 0    | 0    | 19.95 | 80.05  |  |
| 1 SINGLE FAM       |     |           | 100% - 2023 | Heated Area: 2178 |                |      | HX Base Yr 2023 |      |      |       |        |  |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 2,178            | 100         |      | 2,178        | 250,435              |
| FGR           | 670              | 55          |      | 368          | 42,314               |
| FOP           | 70               | 30          |      | 21           | 2,414                |
| HGR           | 2,250            | 45          |      | 1,012        | 116,364              |
| <b>TOTALS</b> | <b>5,168</b>     |             |      | <b>3,579</b> | <b>411,527</b>       |

245 SW PLANTATION TER, LAKE CITY

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

| 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       | 2006    | 2006        | 3 | 100    | 2,000           |       |
| 2   | 0166       | CONC, PAVMT | 0       | 100 | 0 | 5,000.00 | UT | 2.50     | 2.50           | 100       | 2006    | 2006        | 3 | 100    | 12,500          |       |
| 3   | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 1.00     | UT | 1,800.00 | 1,800.00       | 100       | 2024    | 2023        |   | 100    | 1,800           |       |

TOTAL OB/XF 16,300

| 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/MH   | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |  |              | PAGE 1 of 1 | 2 |
|---------------------------|--|--------------|-------------|---|
| VALUATION SUMMARY         |  |              |             |   |
| VALUATION BY              |  | STANDARD     |             |   |
| Tax Group: 2              |  | Tax Dist:    |             |   |
| BUILDING MARKET VALUE     |  | 411,527      |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 16,300       |             |   |
| TOTAL LAND VALUE - MARKET |  | 35,000       |             |   |
| TOTAL MARKET VALUE        |  | 462,827      |             |   |
| SOH/AGL Deduction         |  | 28,862       |             |   |
| ASSESSED VALUE            |  | 433,965      |             |   |
| TOTAL EXEMPTION VALUE     |  | HX HB 51,411 |             |   |
| BASE TAXABLE VALUE        |  | 382,554      |             |   |
| TOTAL JUST VALUE          |  | 462,827      |             |   |
| NCON VALUE                |  | 0            |             |   |
| INCOME VALUE              |  |              |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 454,351      |             |   |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000055769  | Roof Replacement  | 45,436 | 05/29/2026 |
| 000054557  | Swimming Pool and | 20,000 | 11/22/2025 |
| 23227      | SFR               | 607    | 06/03/2005 |
| 22984      | PLANE HNGR        | 370    | 04/05/2005 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1446/338                       | 8/25/2021 | WD Q      | Q   | I   | 01     | 425,000    |
| GRANTOR: REESE SHIRLEY R       |           |           |     |     |        |            |
| GRANTEE: SCHULDt CHRISTOPHER   |           |           |     |     |        |            |
| 1446/336                       | 8/25/2021 | QC U      | U   | I   | 11     | 100        |
| GRANTOR: REESE SHIRLEY R TRUST |           |           |     |     |        |            |
| GRANTEE: REESE SHIRLEY R       |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W33 L2 U2 W6 D2 L2 W30 S37 E14 N3 E5 FOP= S7 E10 N7 W10\$ E10 S3 E18 FGR= S6 E8 S2 E10 N2 E8 N25 W26 S19\$ N19 E26 N18\$ PTR= N30 HGR= N45 W50 S45 E50\$ S30\$. |  |