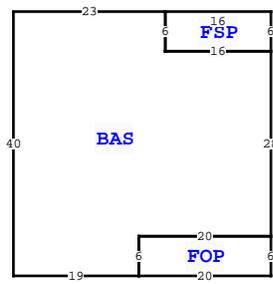
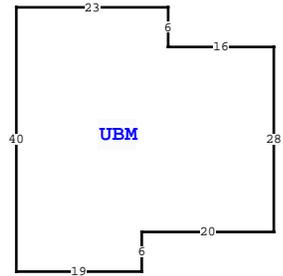
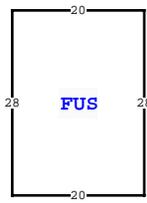


| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|----------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 05 | AVERAGE 100 | | | |
| Roof Structur | 03 | GABLE/HIP 100 | | | |
| Roof Cover | 03 | COMP SHNGL 100 | | | |
| Interior Wall | 02 | WALL BD/WD 100 | | | |
| Interior Floo | 14 | CARPET 80 | | | |
| Interior Floo | 12 | HARDWOOD 20 | | | |
| Air Condition | 03 | CENTRAL 100 | | | |
| Heating Type | 04 | AIR DUCTED 100 | | | |
| Bedrooms | | 3 100 | | | |
| Bathrooms | | 1 100 | | | |
| Frame | 01 | NONE 100 | | | |
| Stories | 1.5 | 1.5 100 | | | |
| Architectual | 05 | CONV 100 | | | |
| Units | | 0 100 | | | |
| Condition Adj | 03 | 03 100 | | | |
| Kitchen Adjus | 01 | 01 100 | | | |
| Quality | 05 | 05 | | | |
| DOR CODE | 5000 | IMPROVED AG | | | |
| MAP NUM | | MKT AREA | 02 | | |
| NEIGHBORHOOD/LOC | 12617.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,344 | 100 | | 1,344 | 88,041 |
| FOP | 120 | 30 | | 36 | 2,358 |
| FSP | 96 | 40 | | 38 | 2,490 |
| FUS | 560 | 100 | | 560 | 36,684 |
| UBM | 1,344 | 20 | | 269 | 17,622 |
| TOTALS | 3,464 | | | 2,247 | 147,194 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----|------------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 0% | - 2026 | | | | | | | | | |
| | | | | Heated Area: 1904 | | | | HX Base Yr | | | | |



| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 |
| INC DATE | | AG DATE | MLU |

322 SE CHANEY GLN, LAKE CITY

| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,500 | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 147,194 |
| TOTAL MARKET OB/XF VALUE | | | 2,700 |
| TOTAL LAND VALUE - MARKET | | | 170,000 |
| TOTAL MARKET VALUE | | | 166,849 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 166,849 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 166,849 |
| TOTAL JUST VALUE | | | 319,894 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 247,309 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 16895 | PUMP/UTPOL | 30 | 04/24/2000 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1545/2137 | 7/25/2025 | WD | U | I | 11 | 100 |

GRANTOR: CHANEY ERNEST KEITH
 GRANTEE: CHANEY FAMILY REVOC
 1538/2627 4/07/2025 TR U I 11 100
 GRANTOR: CHANEY JANET MARIE TR
 GRANTEE: CHANEY ERNEST KEITH

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W23 S40 E19 FOP= E20 N6W20 S6\$ N6 E20 N28 FSP= N6 W16 S6 E16\$ W16 N6\$ PTR=N30 FUS= N28 W20 S28 E20\$ S30\$ PTR=E30 UBM= E19 N6 E20 N28 W16 N6 W23 S40\$W30\$. | | | | | | | | | | | | |

| 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 | DPHT 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 8,500 | | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 8,455 | | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 19.00 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 161,500 | | | | | | | | |