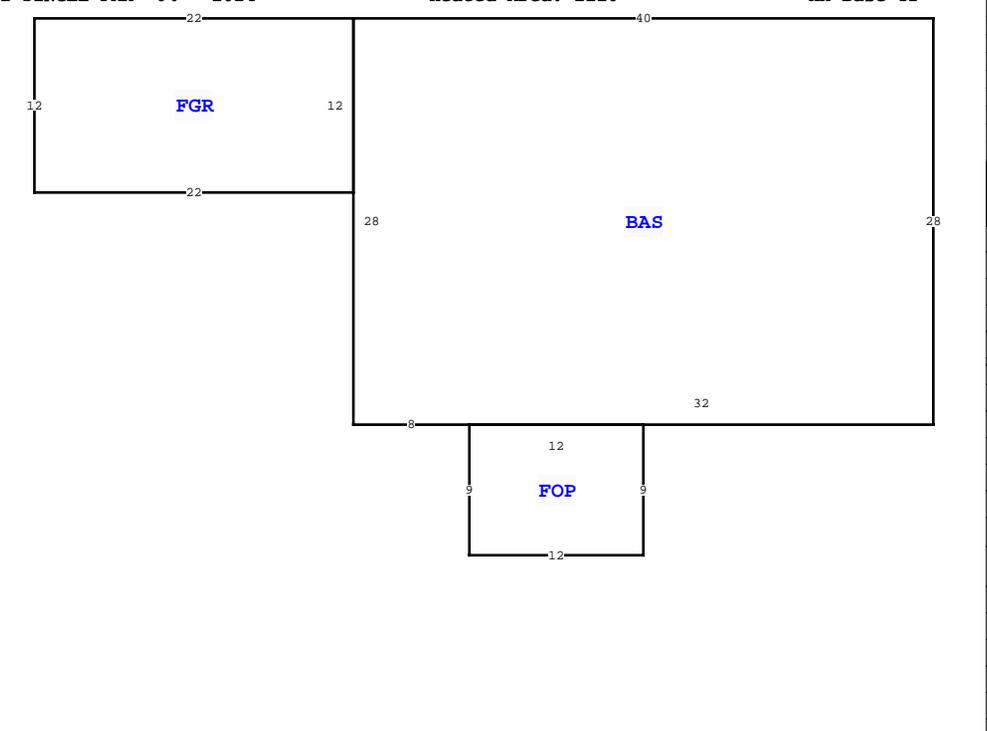




| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,297 | 93.9600 | 107.11 | 138,922 | 2005 | 2005 | 0 | 0 | 25.00 | 75.00 | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,120 | 100 | | 1,120 | 89,972 |
| FGR | 264 | 55 | | 145 | 11,648 |
| FOP | 108 | 30 | | 32 | 2,571 |
| TOTALS | 1,492 | | | 1,297 | 104,192 |

3001 SW SISTERS WELCOME RD, LAKE CITY
 BLD DATE: 04/14/2026 MLU
 XF DATE: _____
 INC DATE: _____

| 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 | 0 | 0 | 0 | 1,020.00 | UT | 2.50 | 2.50 | 100 | 2009 | 2009 | 3 | 100 | 2,550 | |
| 2 | 0060 | CARPOT F | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 700 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

TOTAL OB/XF 3,450

| 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 | 0 | | 00 | 273.00 | 80.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | |
| Tax Group: 2 | | | STANDARD |
| Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 104,192 |
| TOTAL MARKET OB/XF VALUE | | | 3,450 |
| TOTAL LAND VALUE - MARKET | | | 22,500 |
| TOTAL MARKET VALUE | | | 130,142 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 130,142 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 130,142 |
| TOTAL JUST VALUE | | | 130,142 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 126,028 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-------|------------|
| 000049007 | Roof Replacement | 8,500 | 01/12/2024 |
| 22386 | SFR | 390 | 10/14/2004 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1500/2777 | 10/13/2023 | WD Q | Q | I | 01 | 135,000 |
| GRANTOR: GIEBEIG PETER W SR | | | | | | |
| GRANTEE: RIVERTON HOLDINGS L | | | | | | |
| 1500/1681 | 9/28/2023 | WD U | U | I | 37 | 90,000 |
| GRANTOR: MILES WENDY L | | | | | | |
| GRANTEE: GIEBEIG PETER W SR | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W40 FGR= W22 S12 E22 N12\$ S28 E8 FOP= S9 E12 N9 W12\$ E32 N28\$. | |