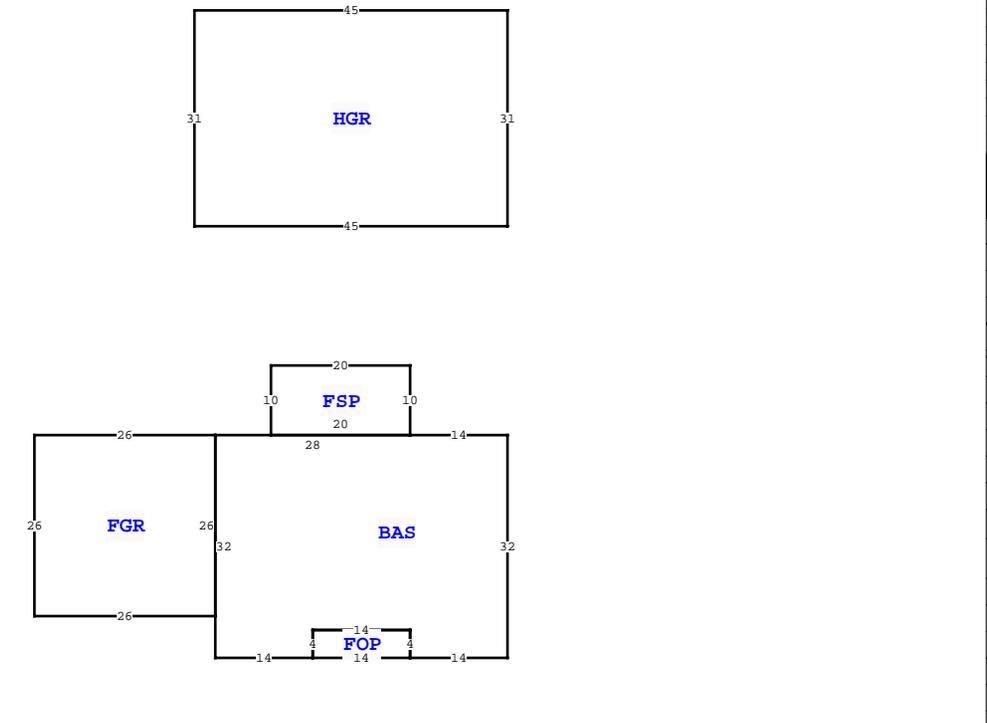


| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 50 |
| Interior Floor | 15 HARDTILE 50 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | N/A 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 07 07 |
| DOR CODE | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 2,385 | 122.1715 | 139.28 | 332,183 | 1999 | 1999 | 0 | 0 | 0 | 32.50 | 67.50 | | |



| MAP NUM | MKT AREA | 06 | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| NEIGHBORHOOD/LOC | 13416.030 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,288 | 100 | | 1,288 | 121,090 |
| FGR | 676 | 55 | | 372 | 34,973 |
| FOP | 56 | 30 | | 17 | 1,598 |
| FSP | 200 | 40 | | 80 | 7,521 |
| HGR | 1,395 | 45 | | 628 | 59,041 |
| TOTALS | 3,615 | | | 2,385 | 224,224 |

| | | | | |
|-------------------------------|----------|-----------|------------|-----|
| 163 SW BONANZA GLN, LAKE CITY | BLD DATE | LGL DATE | 04/14/2026 | MLU |
| | XF DATE | LAND DATE | | |
| | INC DATE | AG DATE | | |

| 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 0 | 0 | 508.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 762 | |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 0 | 0 | 1,014.00 | UT | 2.00 | 2.00 | 100 | 2002 | 2002 | 3 | 100 | 2,028 | |

| 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 | 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 224,224 |
| TOTAL MARKET OB/XF VALUE | | | 2,790 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 262,014 |
| SOH/AGL Deduction | | | 94,657 |
| ASSESSED VALUE | | | 167,357 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 115,946 |
| TOTAL JUST VALUE | | | 262,014 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 262,149 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000049586 | Roof Replacement | 34,000 | 04/10/2024 |
| 19166 | PLANE HNGR | 206 | 01/30/2002 |
| 15468 | SFR | 220 | 05/04/1999 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1284/2226 | 10/30/2014 | WD | U | I | 12 | 152,000 |
| GRANTOR: BANK OF AMERICA N A | | | | | | |
| GRANTEE: JOYCE DENATALE & RO | | | | | | |
| 1273/2031 | 4/15/2014 | WD | U | I | 12 | 248,000 |
| GRANTOR: RAYMOND R SESSIONS | | | | | | |
| GRANTEE: BANK OF AMERICA N A | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W14 FSP= N10 W20 S10 E20\$ W28 FGR= W26 S26 E26 N26\$ S32 E14 FOP= E14 N4 W14 S4\$ N4 E14 S4 E14 N32\$ PTR= N30 HGR= N31 W45 S31 E45\$ S30\$. | | | | | | | | | | | | | |