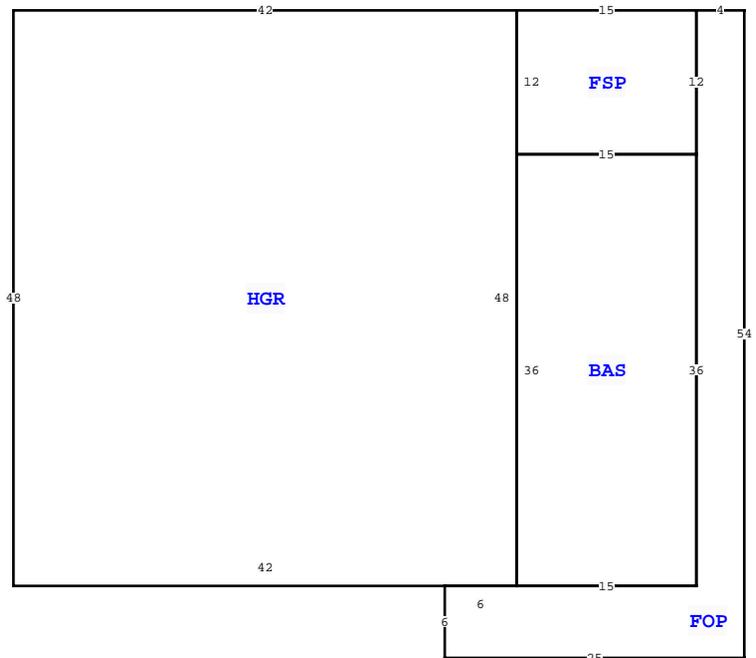


| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 27 | PREFIN MTL 100 |
| Roof Structur  | 03 | GABLE/HIP 100  |
| Roof Cover     | 14 | PREFIN MT 100  |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 15 | HARDTILE 90    |
| Interior Floor | 03 | CONC FINSH 100 |
| Air Condition  | 02 | WINDOW 100     |
| Heating Type   | 03 | FORCED AIR 100 |
| Bedrooms       | 1  | 1 100          |
| Bathrooms      | 1  | 1 100          |
| Frame          | 02 | WOOD FRAME 100 |
| Stories        | 1. | 1. 100         |
| Architectual   | 05 | CONV 100       |
| Units          | 0  | 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 |  |
| 0186                                            | 01  | 1,622     | 134.3826    | 114.23         | 185,281        | 2005 | 2005 | 0    | 0    | 25.00 | 75.00  |  |
| 1 SFR/BARND0 0% - 0 Heated Area: 540 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |



| Quality          | 07               | 07            |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| 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              | 540              | 100           |      | 540          | 46,263               |
| FOP              | 342              | 30            |      | 103          | 8,825                |
| FSP              | 180              | 40            |      | 72           | 6,169                |
| HGR              | 2,016            | 45            |      | 907          | 77,705               |
| TOTALS           | 3,078            |               |      | 1,622        | 138,961              |

185 SW BONANZA GLN, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/14/2026 |
| INC DATE |  | AG DATE   | MLU        |

| 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       | 0 | 0 | 694.00 | UT | 2.50  | 2.50           | 100       | 2005    | 2005        | 3 | 100    | 1,735           |       |

| COLUMBIA COUNTY PROPERTY  |  |           | PAGE 1 of 1 | 2 |
|---------------------------|--|-----------|-------------|---|
| VALUATION SUMMARY         |  |           |             |   |
| VALUATION BY              |  |           | STANDARD    |   |
| Tax Group: 2              |  | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |  |           | 138,961     |   |
| TOTAL MARKET OB/XF VALUE  |  |           | 1,735       |   |
| TOTAL LAND VALUE - MARKET |  |           | 35,000      |   |
| TOTAL MARKET VALUE        |  |           | 175,696     |   |
| SOH/AGL Deduction         |  |           | 4           |   |
| ASSESSED VALUE            |  |           | 175,692     |   |
| TOTAL EXEMPTION VALUE     |  |           | 0           |   |
| BASE TAXABLE VALUE        |  |           | 175,692     |   |
| TOTAL JUST VALUE          |  |           | 175,696     |   |
| NCON VALUE                |  |           | 0           |   |
| INCOME VALUE              |  |           |             |   |
| PREVIOUS YEAR MKT VALUE   |  |           | 159,720     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 22482      | PLANE HNGR  | 212 | 11/09/2004 |

| SALES DATA        |            |           |       |       |        |            |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1527/280          | 10/30/2024 | LE        | U     | I     | 14     | 100        |

GRANTOR: MARQUIS GARY JUAN (EN)  
GRANTEE: BRECKEN ZACHARY THO  
1290/2564 3/06/2015 WD Q I 01 144,500  
GRANTOR: THOMAS J DAVID & NANC  
GRANTEE: GARY J & NANCY C MA

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

| BUILDING DIMENSIONS                                                                                          |
|--------------------------------------------------------------------------------------------------------------|
| HGR= W42 S48 E42 FOP= W6 S6 E25 N54 W4 FSP= W15 S12 E15 N12\$<br>S12 BAS= W15 S36 E15 N36\$ S36 W15\$ N48\$. |

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