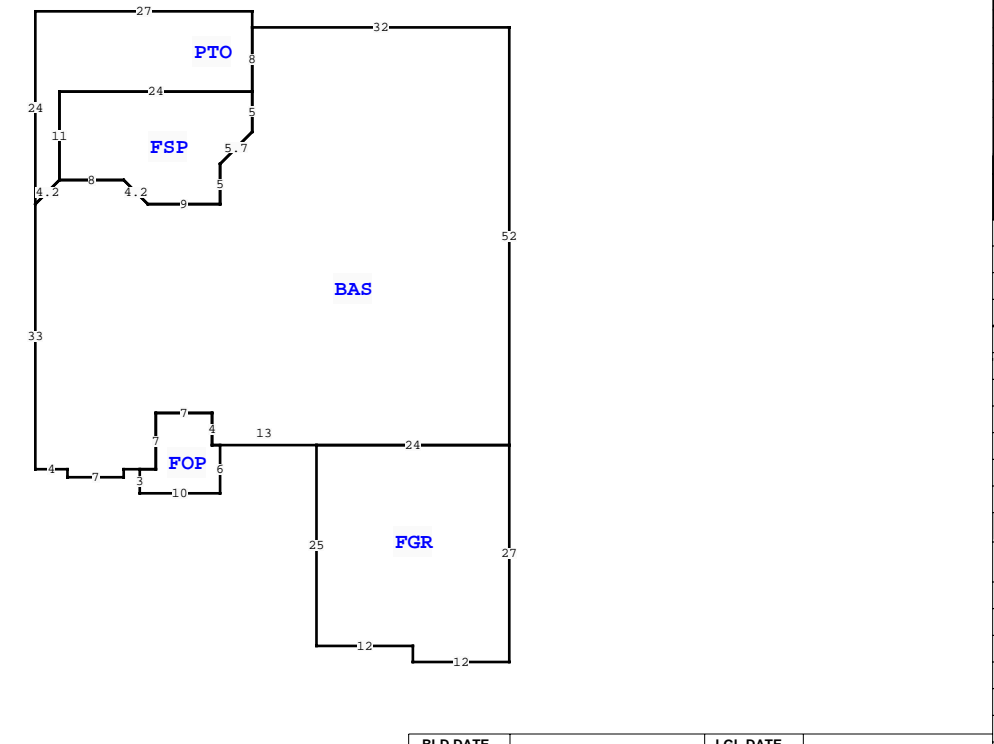




| ELEMENT | CD | CONSTRUCTION |
|---------------|-----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | 4 | 100 |
| Bathrooms | 3 | 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.1 | 1.100 |
| Architectual | 05 | CONV 100 |
| Units | 0 | 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| 1 | SINGLE FAM | 100% | 2004 | | | | | | | | |



| Quality | 07 | 07 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 15416.030 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,559 | 100 | | 2,559 | 286,230 |
| FGR | 624 | 55 | | 343 | 38,365 |
| FOP | 82 | 30 | | 25 | 2,796 |
| FSP | 280 | 40 | | 112 | 12,528 |
| PTO | 308 | 5 | | 15 | 1,678 |
| TOTALS | 3,853 | | | 3,054 | 341,596 |

215 SW BLACKPINE 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 | 0190 | FPLC PF | 0 | 100 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 2,340.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 4,680 | |

| VALUATION SUMMARY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 341,596 | |
| TOTAL MARKET OB/XF VALUE | | 5,880 | |
| TOTAL LAND VALUE - MARKET | | 70,000 | |
| TOTAL MARKET VALUE | | 417,476 | |
| SOH/AGL Deduction | | 127,931 | |
| ASSESSED VALUE | | 289,545 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 238,134 | |
| TOTAL JUST VALUE | | 417,476 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 421,856 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 20628 | SFR | 413 | 04/22/2003 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1475/1246 | 8/13/2022 | LE U | I | 14 | | 100 |
| GRANTOR: CAMP HELFIN V | | | | | | |
| GRANTEE: CAMP HELFIN V (ENH | | | | | | |
| 1433/208 | 3/22/2021 | WD Q | V | 04 | | 27,500 |
| GRANTOR: ROPER MICHAEL A | | | | | | |
| GRANTEE: CAMP HEFLIN V | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W32 PTO= N2 W27 S24 R3 U3 N11 E24 N8\$ S8 FSP= W24 S11 E8 D3 R3 E9 N5 R4 U4 N5\$ S5 D4 L4 S5 W9 L3 U3 W8 D3 L3 S33 E4 S1 E7 N1 E2 FOP= S3 E10 N6 W1 N4 W7 S7 W2\$ E2 N7 E7 S4 E13 FGR= S25 E12 S2 E12 N27 W24\$ E24 N52\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 5,880 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |