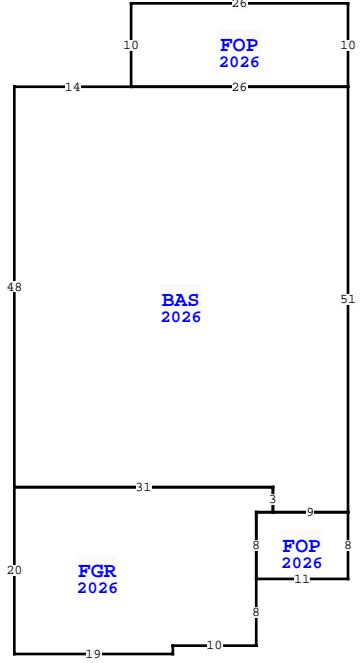


| ELEMENT | CD | CONSTRUCTION |
|------------------|-----------|----------------|
| Exterior Wall | 31 | VINYL SID 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNLPLK 100 |
| Interior Floor | 00 | N/A 0 |
| 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. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15416.080 | 1.00/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----------------|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2026 | | | | | | | | |
| | | | | | Heated Area: 1947 | | | | | | |
| | | | | | | HX Base Yr 2026 | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,947 | 100 | 2026 | 1,947 | 234,789 |
| FGR | 576 | 55 | 2026 | 317 | 38,227 |
| FOP | 88 | 30 | 2026 | 26 | 3,135 |
| FOP | 260 | 30 | 2026 | 78 | 9,406 |
| TOTALS | 2,871 | | | 2,368 | 285,557 |

303 SW CADENCE GLN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 |
| 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 |
|-----|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 3 | 26 | | | 3.00 | 100 | 2026 | 2025 | | 100 | 2,100 | |

TOTAL OB/XF 2,100

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-------|-----------|-------------|---|
| VALUATION SUMMARY | | | STANDARD | |
| VALUATION BY | | | | |
| Tax Group: 3 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 285,557 | |
| TOTAL MARKET OB/XF VALUE | | | 2,100 | |
| TOTAL LAND VALUE - MARKET | | | 35,000 | |
| TOTAL MARKET VALUE | | | 322,657 | |
| SOH/AGL Deduction | | | 0 | |
| ASSESSED VALUE | | | 322,657 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 271,246 | |
| TOTAL JUST VALUE | | | 322,657 | |
| NCON VALUE | | | 289,577 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 50,000 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000053545 | New Residential C | 210,000 | 09/26/2025 |
| 000053291 | Right-of-Way Acce | | 06/02/2025 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1558/74 | 12/29/2025 | WD Q | V | | 01 | 392,700 |
| GRANTOR: MARONDA HOMES LLC | | | | | | |
| GRANTEE: PASSON CHRISTOPHER | | | | | | |
| 1541/999 | 5/22/2025 | WD U | V | | 37 | 150,000 |
| GRANTOR: FOREST LAND DEVELOPME | | | | | | |
| GRANTEE: MARONDA HOMES LLC | | | | | | |

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

| BUILDING DIMENSIONS |
|---|
| FOP=[YR=2026;ORIG=-28,56] E11 N8 W9 W2 S8 \$ |
| FGR=[YR=2026;ORIG=-57,65] E19 N1 E10 N8 N8 E2 N3 W31 S20 \$ |
| BAS=[YR=2026;ORIG=-26,48] E9 N51 W26 W14 S48 E31 S3 \$ |
| FOP=[YR=2026;ORIG=-17,-3] N10 W26 S10 E26 \$ |