

| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 32 | HARDIE BRD 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 80 |
| Interior Floor | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,240 | 123.0570 | 137.82 | 308,717 | 2007 | 2007 | 0 | 0 | 18.00 | 82.00 | | |
| 1 SINGLE FAM 0% - 2021 Heated Area: 1920 HX Base Yr | | | | | | | | | | | | | |

| | | | | | | | | | | | | | | |
|--------|-------|--|-------|---------|--|--|--|--|--|--|--|--|--|-------------------------------|
| TOTALS | 2,581 | | 2,240 | 253,148 | | | | | | | | | | 439 SW CALLAWAY DR, LAKE CITY |
|--------|-------|--|-------|---------|--|--|--|--|--|--|--|--|--|-------------------------------|

| 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 | 1,647.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 4,941 | |
| 2 | 0070 | CARPORT UF | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

| 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 | 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 | | 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: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 253,148 |
| TOTAL MARKET OB/XF VALUE | | | 5,941 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 294,089 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 294,089 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 294,089 |
| TOTAL JUST VALUE | | | 294,089 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 297,176 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000050239 | Roof Replacement | 26,690 | 06/28/2024 |
| 25160 | SFR | 595 | 10/25/2006 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1405/2492 | 2/18/2020 | WD Q | Q | I | 01 | 178,500 |

GRANTOR: KATHLEEN MARIE ALLEN
GRANTEE: SCOTT ANDREW NICKEL

| | | | | | | |
|-----------|------------|------|---|---|----|---|
| 1400/1135 | 12/04/2019 | PB U | U | I | 18 | 0 |
|-----------|------------|------|---|---|----|---|

GRANTOR: CLERK OF COURT (TEREN)
GRANTEE: KATHLEEN MARIE ALLE

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W27 FOP= W16 S7 E16 N7\$ S7 W28 S33 E12 S4 E11 N2 FOP= E11 N6 W11 S6\$ N6 E11 FGR= S23 E21 N23 W21\$ E21 N36\$. | |