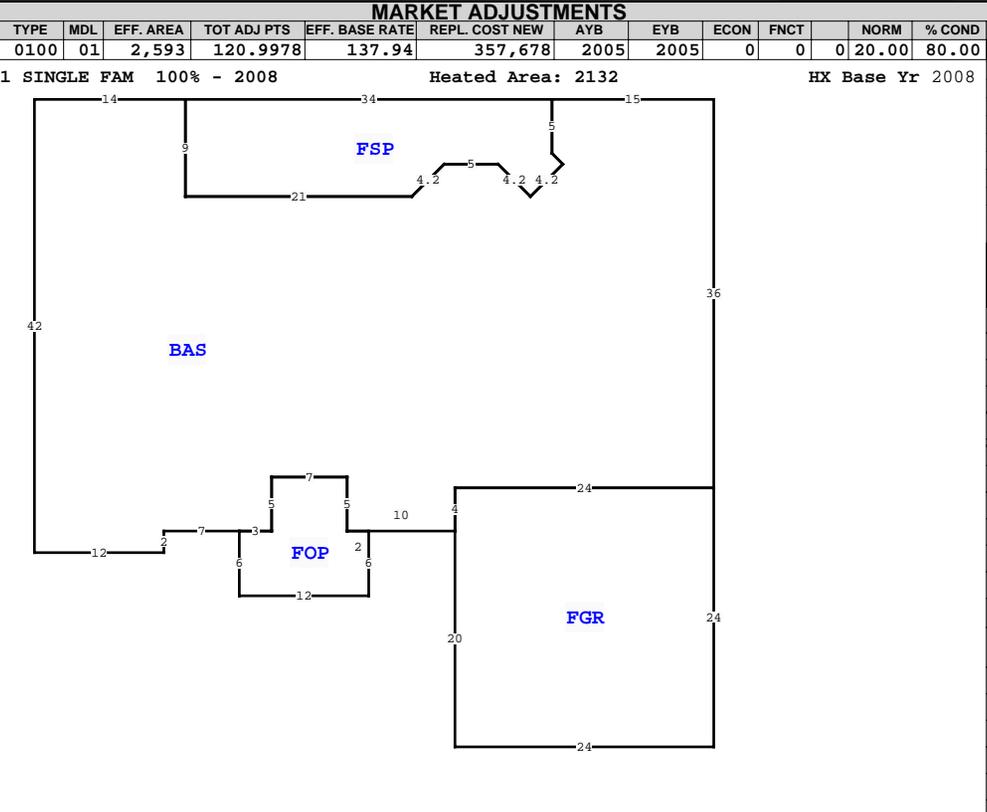


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 14 CARPET 90 |
| Interior Floo | 12 HARDWOOD 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 4 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |



COLUMBIA COUNTY PROPERTY PAGE 1 of 1

| VALUATION SUMMARY | | STANDARD |
|---------------------------|-----------|----------|
| VALUATION BY | | |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 286,142 |
| TOTAL MARKET OB/XF VALUE | | 3,760 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 324,902 |
| SOH/AGL Deduction | | 107,136 |
| ASSESSED VALUE | | 217,766 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 166,355 |
| TOTAL JUST VALUE | | 324,902 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 323,396 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 2,132 | 100 | | 2,132 | 235,270 |
| FGR | 576 | 55 | | 317 | 34,982 |
| FOP | 107 | 30 | | 32 | 3,531 |
| FSP | 281 | 40 | | 112 | 12,359 |
| TOTALS | 3,096 | | | 2,593 | 286,142 |

237 SW PHEASANT WAY, LAKE CITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000053086 | Roof Replacement | 20,000 | 05/12/2025 |
| 22888 | SFR | 635 | 03/08/2005 |

SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|-------------------|------------|-----------|-------|-------|--------|------------|
| 1066/1902 | 11/30/2005 | WD | Q | I | | 259,900 |

GRANTOR: SPARKS CONTRACTORS
GRANTEE: KIM

| 1037/1584 | 2/02/2005 | WD | Q | V | | 26,900 |
|-----------|-----------|----|---|---|--|--------|
|-----------|-----------|----|---|---|--|--------|

GRANTOR: CRAPPS CALLAWAY LAND
GRANTEE: SPARKS CONTRACTORS

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 | UT | 2.50 | 2.50 | 40 | 2005 | 2005 | 3 | 40 | 3,760 | |

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

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W15 FSP= W34 S9 E21 R3 U3 E5 D3 R3 R3 U3 U1 L1
 N5\$ S5 R1 D1 D3 L3 L3 U3 W5 D3 L3 W21 N9 W14 S42 E12
 N2 E7 FOP= S6 E12 N6 W2 N5 W7 S5 W3\$ E3 N5 E7 S5 E10 FGR= S20
 E24 N24 W24 S4\$ N4 E24 N36\$.

| 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 | 100 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |