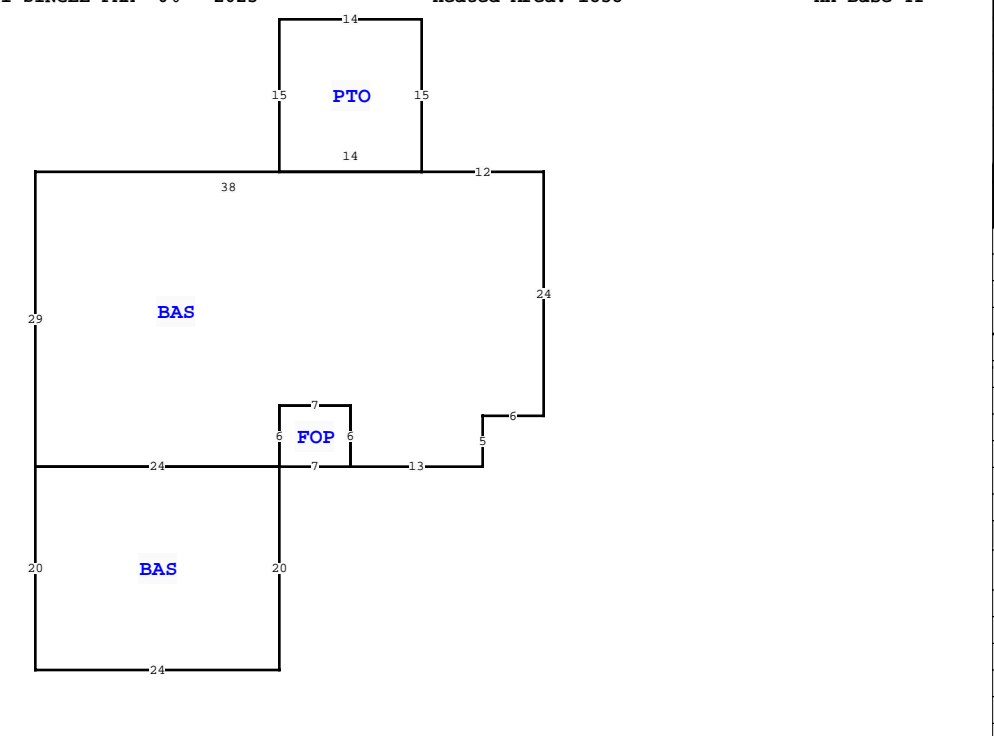


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 32 HARDIE BRD 100 |
| Roof Structur | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floo | 15 HARDTILE 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Architectural | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 02 02 100 |
| 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 | | | |
| 0100 | 01 | 1,881 | 106.7220 | 119.53 | 224,836 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 | | |



| | | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| Quality | 05 05 | | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 06 | | | | |
| NEIGHBORHOOD/LOC | 15417.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 480 | 100 | | 480 | 46,473 |
| BAS | 1,378 | 100 | | 1,378 | 133,417 |
| FOP | 42 | 30 | | 13 | 1,259 |
| PTO | 210 | 5 | | 10 | 968 |
| TOTALS | 2,110 | | | 1,881 | 182,117 |

274 SE VICTORIA 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 | 833.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 2,083 | |

TOTAL OB/XF 2,083

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 182,117 | | | |
| TOTAL MARKET OB/XF VALUE | 2,083 | | | |
| TOTAL LAND VALUE - MARKET | 22,500 | | | |
| TOTAL MARKET VALUE | 206,700 | | | |
| SOH/AGL Deduction | 0 | | | |
| ASSESSED VALUE | 206,700 | | | |
| TOTAL EXEMPTION VALUE | 0 | | | |
| BASE TAXABLE VALUE | 206,700 | | | |
| TOTAL JUST VALUE | 206,700 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 204,949 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 23639 | SFR | 444 | 09/22/2005 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1544/926 | 6/27/2025 | QC | U | I | 11 | 100 |

GRANTOR: CORNERSTON DEVELOPMEN
 GRANTEE: FCS TRUST DATED JAN
 1522/96 8/19/2024 WD Q I 01 257,000
 GRANTOR: PITTMAN JAMES DAVID
 GRANTEE: NIEMAN HALEE

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

| BUILDING DIMENSIONS |
|---|
| BAS=[ORIG=0,0] W12 W38 S29 E24 N6 E7 S6 E13 N5 E6 N24 \$ BAS=[ORIG=-50,29] S20 E24 N20 W24 \$ PTO=[ORIG=-12,0] N15 W14 S15 E14 \$ POP=[ORIG=-26,29] E7 N6 W7 S6 \$ |