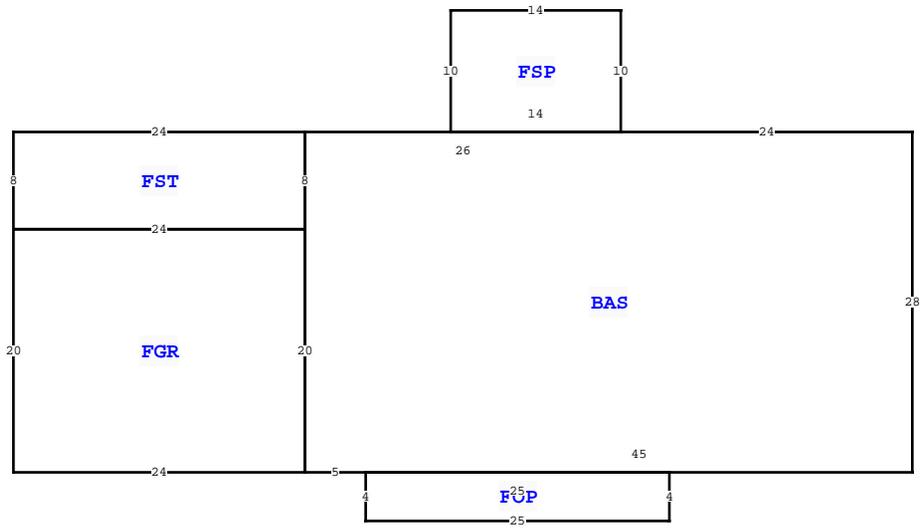




| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 80 |
| Exterior Wall | 05 AVERAGE 20 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 14 PREFIN MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 80 |
| Interior Floor | 13 LAM/VNLPLK 20 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 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 | 15417.050 1.00/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,856 | 120.6680 | 137.56 | 255,311 | 1980 | 1980 | 0 | 0 | 35.00 | 65.00 | |
| 1 SINGLE FAM 0% - 2025 Heated Area: 1400 HX Base Yr | | | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,400 | 100 | | 1,400 | 125,180 |
| FGR | 480 | 55 | | 264 | 23,605 |
| FOP | 100 | 30 | | 30 | 2,683 |
| FSP | 140 | 40 | | 56 | 5,007 |
| FST | 192 | 55 | | 106 | 9,478 |
| TOTALS | 2,312 | | | 1,856 | 165,952 |

233 SE SANDIA WAY, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 |
| 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 | 23 | 47 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,350 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 600 | |

TOTAL OB/XF 3,150

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.95 | 18,500.00 | 17,575.00 | 17,575 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 165,952 |
| TOTAL MARKET OB/XF VALUE | | | 3,150 |
| TOTAL LAND VALUE - MARKET | | | 17,575 |
| TOTAL MARKET VALUE | | | 186,677 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 186,677 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 186,677 |
| TOTAL JUST VALUE | | | 186,677 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 183,770 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000043191 | Roof Replacement | 13,600 | 11/17/2021 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1514/951 | 5/09/2024 | WD | Q | I | 01 | 230,000 |
| GRANTOR: BAKER ROGER R | | | | | | |
| GRANTEE: YU THOMAS LEE | | | | | | |
| 1218/1800 | 7/27/2011 | WD | U | I | 11 | 100 |
| GRANTOR: CHESTER & PATRICIA BA | | | | | | |
| GRANTEE: ROGER R BAKER & RAN | | | | | | |

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

| BUILDING DIMENSIONS |
|---|
| BAS= W24 FSP= N10 W14 S10 E14\$ W26 FST= W24 S8 E24 N8\$ S8 FGR= W24 S20 E24 N20\$ S20E5 FOP= S4 E25 N4 W25\$ E45 N28\$. |