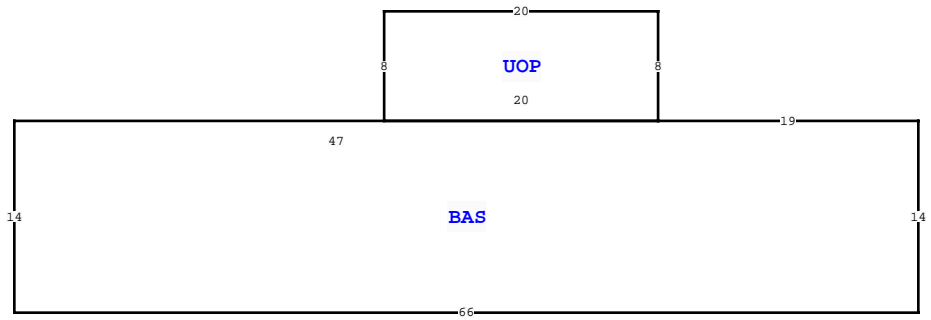


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 26 ALM SIDING 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 01 MINIMUM 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 02 WINDOW 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 2 100 |
| Stories | 1. 1. 100 |
| Architctual | 01 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND | | |
| 0800 | 02 | 964 | 94.4100 | 56.65 | 54,611 | 1990 | 1990 | 0 | 0 | 50 | 60.00 | 20.00 | | |
| 1 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr | | | | | | | | | | | | | | |



| | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| Quality | 03 03 | | | | |
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | MKT AREA 02 | | | | |
| NEIGHBORHOOD/LOC | 15516.040 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 924 | 100 | | 924 | 10,469 |
| UOP | 160 | 25 | | 40 | 453 |
| TOTALS | 1,084 | | | 964 | 10,922 |

306 SW RAVEN LN, LAKE CITY

| | | | |
|----------|--|-----------|----------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 MLU |
| INC DATE | | AG DATE | |

| 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 | 0285 | SALVAGE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 8 | 8 | 64.00 | UT | 5.00 | 5.00 | 30 | 1993 | 1993 | 3 | 30 | 96 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF 7,996 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0200 | C | MBL HM | 0 | | | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 22,500 | | | | | | | |
| 2 | 0000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 22,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 10,922 |
| TOTAL MARKET OB/XF VALUE | | | 7,996 |
| TOTAL LAND VALUE - MARKET | | | 45,000 |
| TOTAL MARKET VALUE | | | 63,918 |
| SOH/AGL Deduction | | | 14,366 |
| ASSESSED VALUE | | | 49,552 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 49,552 |
| TOTAL JUST VALUE | | | 63,918 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 63,918 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1428/1329 | 5/07/2014 | FS U | V | V | 11 | 100 |
| GRANTOR: HALL JOHN QUINCY | | | | | | |
| GRANTEE: HALL JOHN QUINCY | | | | | | |
| 1428/1327 | 3/08/2000 | FS U | I | I | 14 | 100 |
| GRANTOR: OUELLETTE BEVERLY A | | | | | | |
| GRANTEE: HALL JOHN QUINCY | | | | | | |

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

| BUILDING DIMENSIONS |
|--|
| BAS= W19 UOP= N8 W20 S8 E20\$ W47 S14 E66 N14\$. |