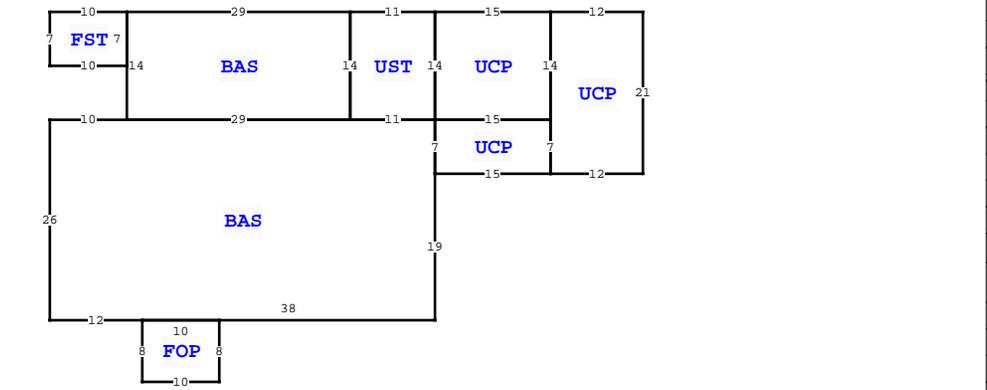


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 100 |
| 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 |
| Architectural Units | 05 | CONV 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 | NORM | % COND |
| 0100 | 01 | 2,082 | 111.5500 | 127.17 | 264,768 | 1978 | 1978 | 0 | 0 | 35.00 | 65.00 |



| Quality | 05 | 05 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 02 | | | |
| NEIGHBORHOOD/LOC | 15717.010 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 406 | 100 | | 406 | 33,560 |
| BAS | 1,300 | 100 | | 1,300 | 107,459 |
| FOP | 80 | 30 | | 24 | 1,984 |
| FST | 70 | 55 | | 38 | 3,141 |
| UCP | 105 | 20 | | 21 | 1,736 |
| UCP | 210 | 20 | | 42 | 3,472 |
| UCP | 252 | 20 | | 50 | 4,133 |
| UDU | 240 | 55 | | 132 | 10,911 |
| UST | 154 | 45 | | 69 | 5,704 |
| TOTALS | 2,817 | | | 2,082 | 172,099 |

225 SE HAPPY VALLEY GLN, HIGH SPRINGS

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 |
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | 1.00 | UT 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,800 |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 172,099 |
| TOTAL MARKET OB/XF VALUE | | | 3,500 |
| TOTAL LAND VALUE - MARKET | | | 22,000 |
| TOTAL MARKET VALUE | | | 197,599 |
| SOH/AGL Deduction | | | 53,564 |
| ASSESSED VALUE | | | 144,035 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 101,411 |
| BASE TAXABLE VALUE | | | 42,624 |
| TOTAL JUST VALUE | | | 197,599 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 188,581 |

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

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1377/2218 | 1/29/2019 | WD | U | I | 11 | 100 |
| GRANTOR: SYLVIA J LAROSA | | | | | | |
| GRANTEE: SYLVIA J LAROSA & J | | | | | | |
| 1247/1641 | 1/10/2013 | PB | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT (HARO | | | | | | |
| GRANTEE: SYLVIA J LAROSA | | | | | | |

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

BUILDING DIMENSIONS
BAS= W10 S26 E12 FOP= S8 E10 N8 W10\$ E38 N19 UCP= E15 N7 W15 S7\$ N7 UCP= E15 UCP= S7 E12 N21 W12 S14\$ N14 W15 S14\$ UST= N14 W11 S14 E11\$ W11 BAS= N14 W29 FST= W10 S7E10 N7\$ S14 E29\$ W29\$ PTR= N30 UDU= N20 W12 S20 E12\$ S30\$.

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| TOTAL OB/XF 3,500 | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,000.00 | 22,000.00 | 22,000 | | | | | | | |