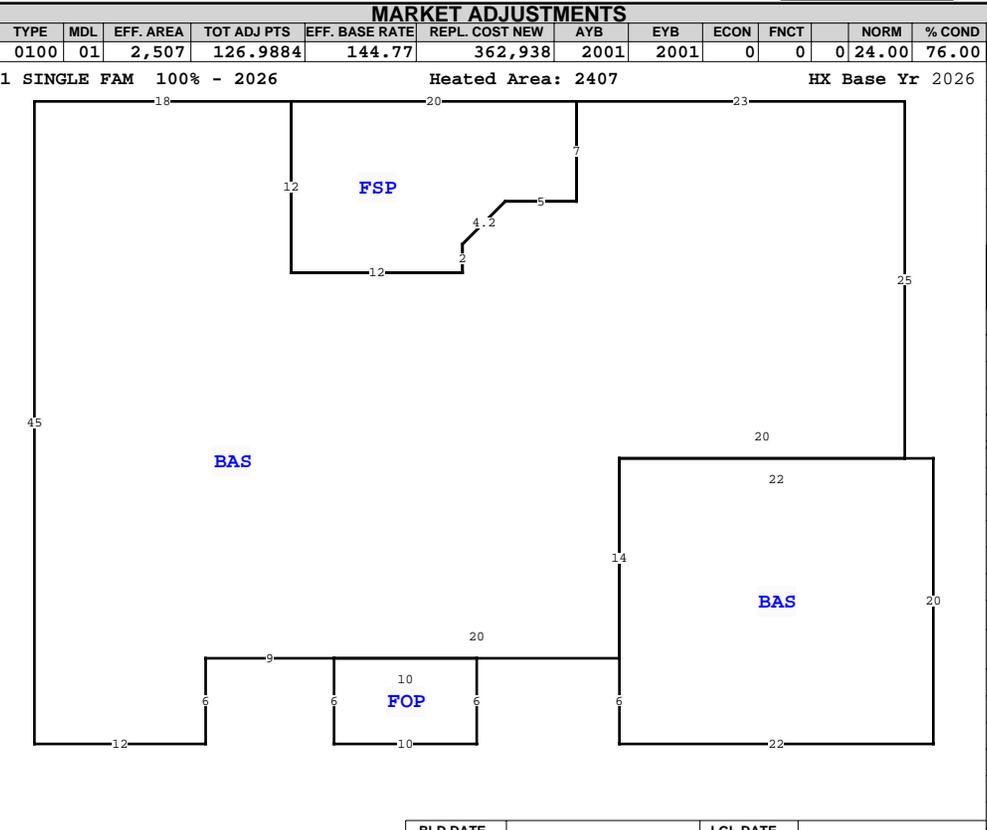


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 10 | ABOVE AVG. 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 15 | HARDTILE 50 |
| Interior Floor | 13 | LAM/VNLPLK 30 |
| Interior Floor | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | 4 | 100 |
| Bathrooms | 3 | 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 |

| | | |
|----------|------|---------------|
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 440 | 100 | | 440 | 48,411 |
| BAS | 1,967 | 100 | | 1,967 | 216,420 |
| FOP | 60 | 30 | | 18 | 1,981 |
| FSP | 205 | 40 | | 82 | 9,022 |

| | | | | | |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,672 | | | 2,507 | 275,833 |
|--------|-------|--|--|-------|---------|



228 SW FANTASY GLN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 |
| INC DATE | | AG DATE | MLU |

| 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 | 2,029.00 | UT | 2.50 | 2.50 | 100 | 2001 | 2001 | 3 | 100 | 5,073 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 2001 | 2001 | 3 | 40 | 14,336 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2001 | 2001 | 3 | 100 | 1,200 | |
| 4 | 0282 | POOL ENCL | 0 | 100 | 28 | 36 | 1,008.00 | UT | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 6,048 | |
| 5 | 0166 | CONC, PAVMT | 0 | 100 | 20 | 21 | 420.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 1,260 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,600 | |
| 7 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,600 | |

| | | | | | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|
| TOTAL OB/XF | | | | | | | | | | | | | | | | 31,117 |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--------|

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 275,833 |
| TOTAL MARKET OB/XF VALUE | | | 31,117 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 325,450 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 325,450 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 274,039 |
| TOTAL JUST VALUE | | | 325,450 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 324,177 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000047370 | Roof Replacement | 20,651 | 06/02/2023 |
| 24053 | POOL ENCL | 95 | 01/19/2006 |
| 18621 | POOL | 85 | 08/16/2001 |
| 17689 | SFR | 351 | 11/29/2000 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1433/2417 | 3/30/2021 | WD | Q | I | 01 | 325,000 |
| GRANTOR: DOBAK RICHARD | | | | | | |
| GRANTEE: SAPP ASHLEY MELISSA | | | | | | |
| 1357/0669 | 4/05/2018 | WD | Q | I | 01 | 249,000 |
| GRANTOR: CHARLES & MAXINE LORA | | | | | | |
| GRANTEE: RICHARD DOBAK | | | | | | |

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

| BUILDING DIMENSIONS | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS= W23 FSP= W20 S12 E12 N2 U3 R3 E5 N7\$ S7 W5 L3 D3 S2 W12 N12 W18 S45 E12 N6 E9 FOP= S6 E10 N6 W10\$ E20 BAS= S6 E22 N20 W22 S14 \$ N14 E20 N25\$. | |