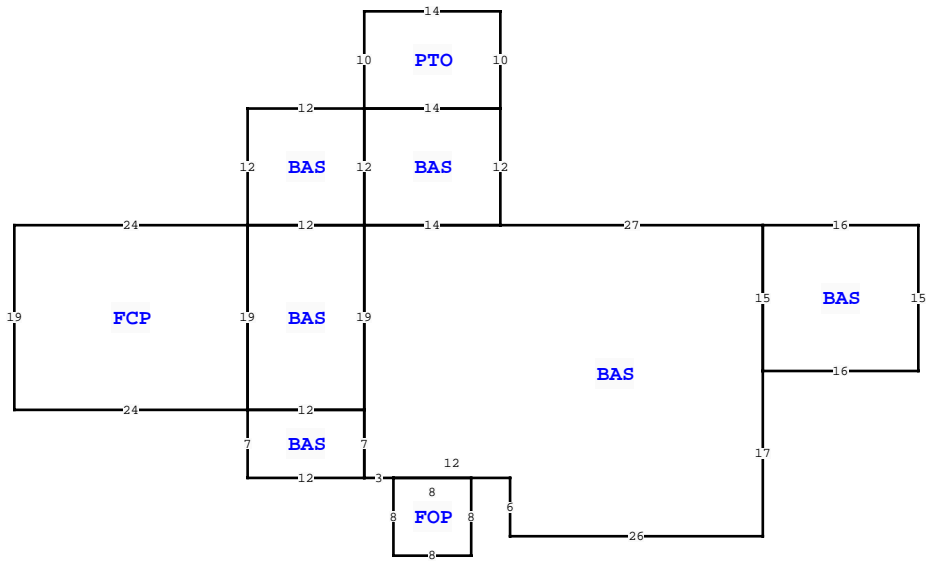




| BUILDING CHARACTERISTICS |      |                |
|--------------------------|------|----------------|
| ELEMENT                  | CD   | CONSTRUCTION   |
| Exterior Wall            | 19   | COMMON BRK 80  |
| Exterior Wall            | 32   | HARDIE BRD 20  |
| Roof Structure           | 08   | IRREGULAR 100  |
| Roof Cover               | 12   | MODULAR MT 100 |
| Interior Wall            | 05   | DRYWALL 100    |
| Interior Floor           | 13   | LAM/VNLPLK 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   | 0 100          |
| Kitchen Adjus            | 01   | 01 100         |
| Quality                  | 06   | 06             |
| DOR CODE                 | 0100 | SINGLE FAMILY  |
| MAP NUM                  |      | MKT AREA 06    |

| MARKET ADJUSTMENTS |            |           |             |                |                |     |     |      |      |      |        |                   |                 |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|-----------------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                   |                 |
| 1                  | SINGLE FAM | 100%      | - 2023      |                |                |     |     |      |      |      |        | Heated Area: 2086 | HX Base Yr 2023 |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 84               | 100         |      | 84           | 9,909                |
| BAS           | 144              | 100         |      | 144          | 16,986               |
| BAS           | 168              | 100         |      | 168          | 19,818               |
| BAS           | 228              | 100         |      | 228          | 26,896               |
| BAS           | 240              | 100         |      | 240          | 28,311               |
| BAS           | 1,222            | 100         |      | 1,222        | 144,151              |
| FCP           | 456              | 25          |      | 114          | 13,448               |
| FOP           | 64               | 30          |      | 19           | 2,241                |
| PTO           | 140              | 5           |      | 7            | 825                  |
| <b>TOTALS</b> | <b>2,746</b>     |             |      | <b>2,226</b> | <b>262,585</b>       |

294 SE MULBERRY PL, LAKE CITY

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

| COLUMBIA COUNTY PROPERTY  |           |  |             |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY         |           |  | PAGE 1 of 1 |
| VALUATION BY              |           |  | STANDARD    |
| Tax Group: 2              | Tax Dist: |  |             |
| BUILDING MARKET VALUE     |           |  | 262,585     |
| TOTAL MARKET OB/XF VALUE  |           |  | 7,916       |
| TOTAL LAND VALUE - MARKET |           |  | 22,500      |
| TOTAL MARKET VALUE        |           |  | 293,001     |
| SOH/AGL Deduction         |           |  | 5,844       |
| ASSESSED VALUE            |           |  | 287,157     |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |
| BASE TAXABLE VALUE        |           |  | 235,746     |
| TOTAL JUST VALUE          |           |  | 293,001     |
| NCON VALUE                |           |  | 0           |
| INCOME VALUE              |           |  |             |
| PREVIOUS YEAR MKT VALUE   |           |  | 296,091     |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000048968  | Roof Replacement | 28,000 | 01/05/2024 |
| 08666      | SFR              | 0      | 09/27/2019 |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1411/1706                     | 5/15/2020 | WD        | Q     | I     | 01     | 233,000    |
| GRANTOR: JAMES INGLESE        |           |           |       |       |        |            |
| GRANTEE: ERIK CHIEUW & EMMA   |           |           |       |       |        |            |
| 1384/1285                     | 5/13/2019 | WD        | U     | I     | 37     | 50,000     |
| GRANTOR: JOHN & REGINA DUPLER |           |           |       |       |        |            |
| GRANTEE: JAMES INGLESE        |           |           |       |       |        |            |

| 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              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00   | 0.00           | 100       | 0       | 0           | 3 | 100    | 300             |       |
| 2              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 1,590.00 | UT | 2.00   | 2.00           | 100       | 0       | 0           | 3 | 100    | 3,180           |       |
| 3              | 0294       | SHED WOOD/  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00   | 0.00           | 100       | 0       | 0           | 3 | 100    | 1,500           |       |
| 4              | 0252       | LEAN-TO W/  | 0   | 100 | 0  | 0  | 1.00     | UT | 0.00   | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 500             |       |
| 5              | 0166       | CONC, PAVMT | 0   | 100 | 3  | 21 | 63.00    | UT | 2.00   | 2.00           | 100       | 2021    | 2020        |   | 100    | 126             |       |
| 6              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00     | UT | 150.00 | 150.00         | 100       | 2021    | 2020        |   | 100    | 150             |       |
| 7              | 0166       | CONC, PAVMT | 0   | 100 | 12 | 90 | 1,080.00 | UT | 2.00   | 2.00           | 100       | 2021    | 2020        |   | 100    | 2,160           |       |

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

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W27 BAS= N12 PTO= N10 W14 S10 E14\$ W14 S12 E14\$ W14 BAS= N12 W12 S12 E12\$ BAS= W12 FCP= W24 S19 E24 N19\$ S19 E12 N19\$ S19 BAS= W12 S7 E12 N7\$ S7 E3 FOP= S8 E8 N8 W8\$ E12 S6 E26 N17 BAS= E16 N15 W16 S15\$ N15\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 22,500.00  | 22,500.00      | 22,500     |                             |      |         |      |     |    |        |