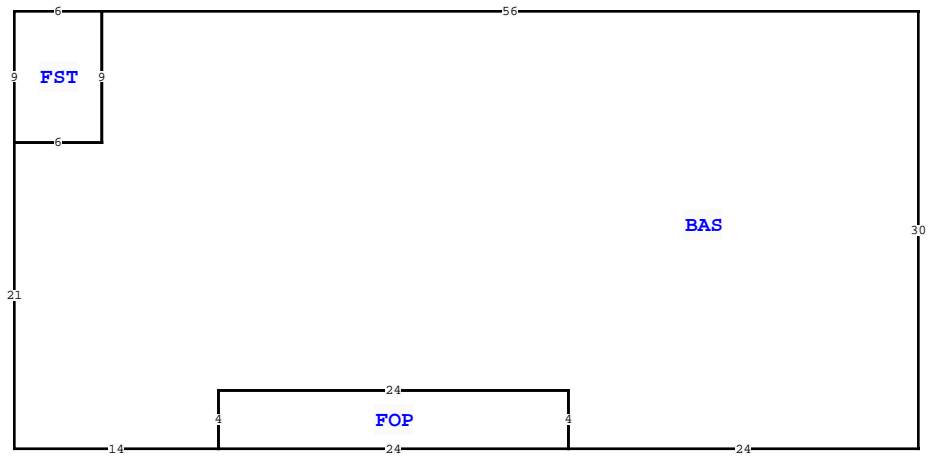


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 90 |
| Exterior Wall | 05 | AVERAGE | 10 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| 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 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 16417.020 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,710 | 100 | |
| FOP | 96 | 30 | |
| FST | 54 | 55 | |
| TOTALS | 1,860 | | |

| 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% | 2005 | | Heated Area: 1710 | | | | | HX Base Yr | 2005 |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,710 | 100 | | 1,710 | 144,084 |
| FOP | 96 | 30 | | 29 | 2,443 |
| FST | 54 | 55 | | 30 | 2,528 |
| TOTALS | 1,860 | | | 1,769 | 149,055 |

164 SE CHEROKEE WAY, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 |
| 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 | | | 149,055 |
| TOTAL MARKET OB/XF VALUE | | | 1,700 |
| TOTAL LAND VALUE - MARKET | | | 22,500 |
| TOTAL MARKET VALUE | | | 173,255 |
| SOH/AGL Deduction | | | 69,047 |
| ASSESSED VALUE | | | 104,208 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | | 52,797 |
| TOTAL JUST VALUE | | | 173,255 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 169,255 |
| LAND:1:1: 0.46 AC | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000050220 | Roof Replacement | 11,600 | 06/26/2024 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1047/1329 | 12/01/2004 | WD | Q | I | 01 | 100 |
| GRANTOR: MARGARET C ST. JOHN | | | | | | |
| GRANTEE: MARGARET C ST. JOHN | | | | | | |
| 0657/0371 | 7/19/1988 | WD | Q | I | | 52,500 |
| GRANTOR: TIMMONS CLYDE O | | | | | | |
| GRANTEE: ST JOHN MARGARET & | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W56 FST= W6 S9 E6 N9§ S9 W6 S21 E14 FOP= E24 N4 W24 S4§ N4 E24 S4 E24 N30§. | |

| 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 | 0258 | PATIO | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 16 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 3 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 600 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 100 | |
| 5 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 200 | |
| TOTAL OB/XF 1,700 | | | | | | | | | | | | | | | | |

| 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 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | |