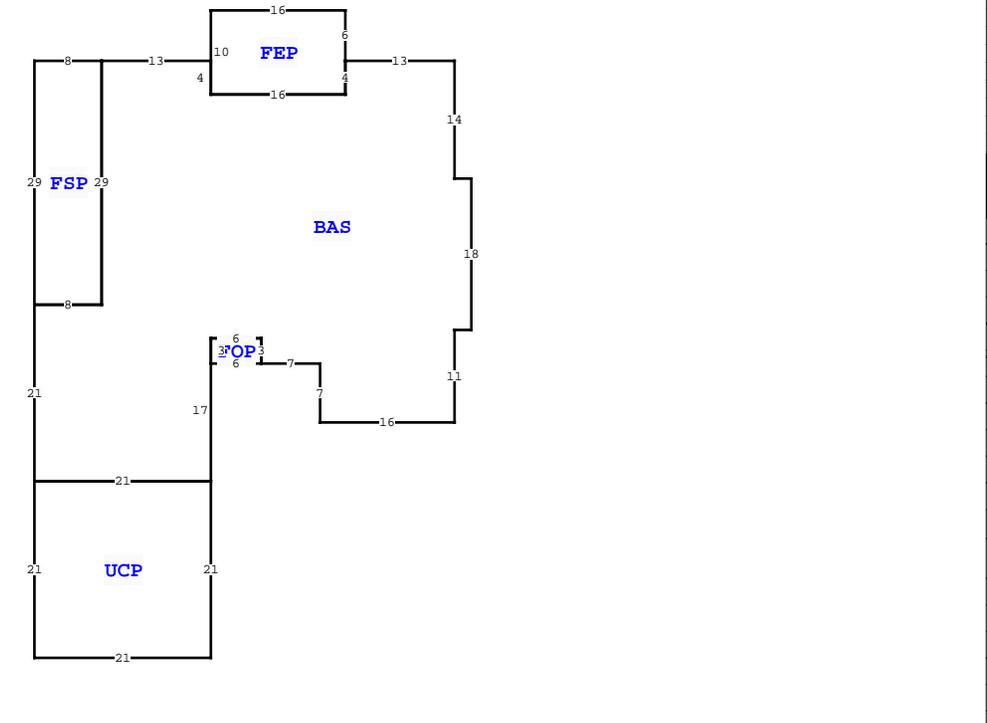


| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 32 HARDIE BRD 90 |
| Exterior Wall | 19 COMMON BRK 10 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 3 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 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 | NORM | % COND |
| 0100 | 01 | 2,242 | 114.0480 | 130.01 | 291,482 | 1989 | 1989 | 0 | 0 | 35.00 | 65.00 |



| Quality | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE | CD | | | | |
| 0100 | SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA | | | | |
| 16417.090 | 1.00/ | | | | |
| NEIGHBORHOOD/LOC | 16417.090 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,928 | 100 | | 1,928 | 162,928 |
| FEP | 160 | 80 | | 128 | 10,817 |
| FOP | 18 | 30 | | 5 | 423 |
| FSP | 232 | 40 | | 93 | 7,859 |
| UCP | 441 | 20 | | 88 | 7,437 |
| TOTALS | 2,779 | | | 2,242 | 189,463 |

277 SE WHISTLE LOOP, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 |
| 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 |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 2 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 18 | 8 | 144.00 | UT | 7.50 | 7.50 | 100 |
| 4 | 0070 | CARPORIT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 |
| 6 | 0282 | POOL ENCL | 0 | 100 | 18 | 34 | 630.00 | UT | 15.00 | 15.00 | 100 |
| 7 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 |

TOTAL OB/XF 26,496

| LAND DESCRIPTION | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | 1.00 |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 189,463 |
| TOTAL MARKET OB/XF VALUE | | | 26,496 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 234,459 |
| SOH/AGL Deduction | | | 77,522 |
| ASSESSED VALUE | | | 156,937 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 105,526 |
| TOTAL JUST VALUE | | | 234,459 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 225,910 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 000052396 | Generator | 0 | 02/20/2025 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1029/1886 | 10/29/2004 | WD | Q | I | | 129,900 |
| GRANTOR: KURTZ | | | | | | |
| GRANTEE: GEORGE & TEENA PEAV | | | | | | |
| 0891/0729 | 11/04/1999 | WD | Q | I | | 90,000 |
| GRANTOR: TURNER | | | | | | |
| GRANTEE: KURTZ | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W13 FEP= N6 W16 S10 E16N4\$ S4 W16 N4 W13 FSP= W8 S29 E8 N29\$ S29 W8 S21 UCP= S21 E21 N21 W21\$ E21 N17FOP= E6 S3 W6 N3\$ E6S3 E7 S7E16 N11 E2 N18 W2 N14\$. | | | | | | | | | | | |