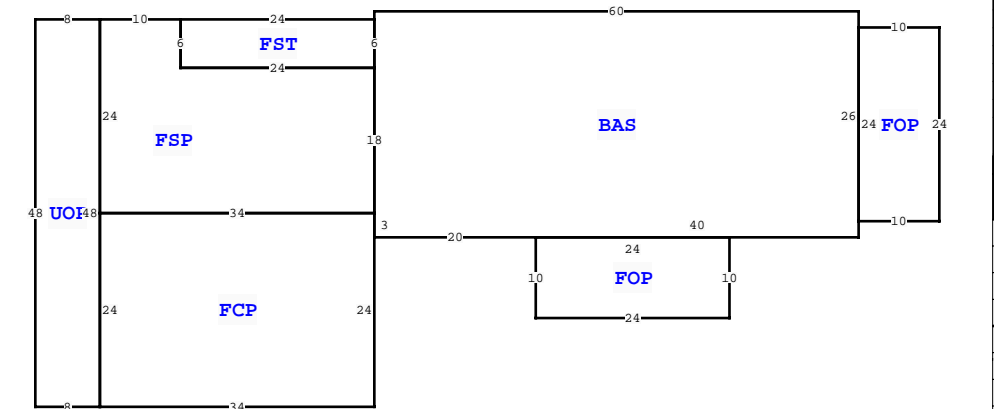




| BUILDING CHARACTERISTICS |                      |
|--------------------------|----------------------|
| ELEMENT                  | CD                   |
| Exterior Wall            | 19 COMMON BRK 100    |
| Roof Structur            | 03 GABLE/HIP 100     |
| Roof Cover               | 03 COMP SHNGL 100    |
| Interior Wall            | 04 PLYWOOD 100       |
| Interior Floor           | 14 CARPET 90         |
| Interior Floor           | 06 VINYL ASB 10      |
| Air Condition            | 03 CENTRAL 100       |
| Heating Type             | 04 AIR DUCTED 100    |
| Bedrooms                 | 3 100                |
| Bathrooms                | 1.5 100              |
| Frame                    | 01 NONE 100          |
| Stories                  | 1. 1. 100            |
| Architectual Units       | 05 CONV 100<br>0 100 |
| Condition Adj            | 01 01 100            |
| Kitchen Adjus            | 01 01 100            |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |    |       |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |  |
| 0100               | 01  | 2,453     | 85.6320     | 95.91          | 235,267        | 1974 | 1974 | 0    | 0    | 20 | 35.00 | 45.00  |  |



| Quality          |                    |             |      |              |                      |
|------------------|--------------------|-------------|------|--------------|----------------------|
| DOR CODE         | 0100 SINGLE FAMILY |             |      |              |                      |
| MAP NUM          | MKT AREA           | 07          |      |              |                      |
| NEIGHBORHOOD/LOC |                    |             |      |              |                      |
| 17317.00         | 1.00/              |             |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA   | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,680              | 100         |      | 1,680        | 72,508               |
| FCP              | 816                | 25          |      | 204          | 8,805                |
| FOP              | 240                | 30          |      | 72           | 3,108                |
| FOP              | 240                | 30          |      | 72           | 3,108                |
| FSP              | 672                | 40          |      | 269          | 11,610               |
| FST              | 144                | 55          |      | 79           | 3,410                |
| UOP              | 384                | 20          |      | 77           | 3,323                |
| <b>TOTALS</b>    | <b>4,176</b>       |             |      | <b>2,453</b> | <b>105,870</b>       |

236 NW PITTS GLN, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/10/2025 |
| 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              | 0297       | SHED CONCR  | 0   | 0   | 20 | 20 | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 800             |       |
| 2              | 0260       | PAVEMENT-A  | 0   | 0   | 0  | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 2,500           |       |
| 3              | 9947       | Septic      | 0   | 0   | 0  | 0  | 1.00  | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |

TOTAL OB/XF 6,300

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  | 0   |     | 00       | 0.00  | 0.00  | 4.17        | AC        |     | 1.00     | 1.00   | 1.00    | 6,500.00   | 6,500.00       | 27,105     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |           |  | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              | STANDARD  |  |             |   |
| Tax Group: 2              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     | 105,870   |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 6,300     |  |             |   |
| TOTAL LAND VALUE - MARKET | 27,105    |  |             |   |
| TOTAL MARKET VALUE        | 139,275   |  |             |   |
| SOH/AGL Deduction         | 0         |  |             |   |
| ASSESSED VALUE            | 139,275   |  |             |   |
| TOTAL EXEMPTION VALUE     | 0         |  |             |   |
| BASE TAXABLE VALUE        | 139,275   |  |             |   |
| TOTAL JUST VALUE          | 139,275   |  |             |   |
| NCON VALUE                | 0         |  |             |   |
| INCOME VALUE              | 0         |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 139,275   |  |             |   |

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

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1523/1348                      | 9/12/2024 | WD        | U   | I   | 37     | 70,000     |
| GRANTOR: O'NEAL BONITA         |           |           |     |     |        |            |
| GRANTEE: MARTINEZ JOSE RODRI   |           |           |     |     |        |            |
| 1419/1196                      | 9/11/2020 | WD        | U   | I   | 37     | 75,100     |
| GRANTOR: JOHN E PITTS & LAJUAN |           |           |     |     |        |            |
| GRANTEE: BONITA O'NEAL         |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS   |
|---|
| BAS= W60 S1 FST= W24 S6 E24 N6\$S6 FSP= W24 N6 W10 UOP= W8 S48 E8 N48\$ S24 E34 N18\$ S18 FCP= W34 S24 E34 N24\$ S3 E20 FOP= S10 E24 N10 W24\$ E40 N2 FOP= E10 N24 W10 S24\$ N26\$. |