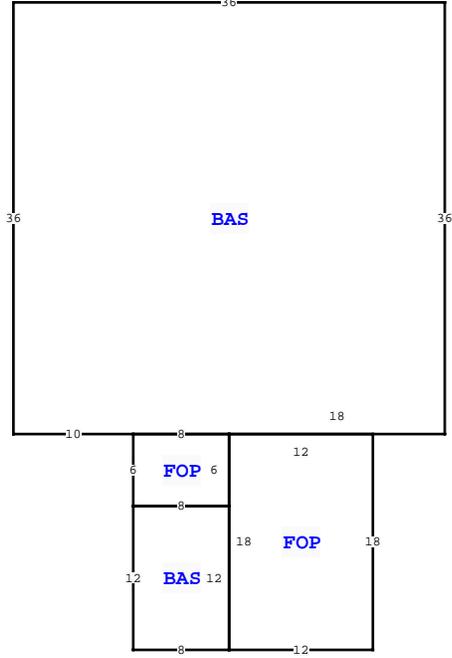




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 12 | CEDAR 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 11 | CLAY TILE 50 | |
| Interior Floor | 14 | CARPET 50 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 1.5 100 | |
| Frame | 01 | NONE 100 | |
| Stories | 1. | 1. 100 | |
| Architectual Units | 05 | CONV 100 | |
| Condition Adj | 03 | 03 100 | |
| Kitchen Adjus | 01 | 01 100 | |
| Quality | 05 | 05 | |
| DOR CODE | 5000 IMPROVED AG | | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 17616.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 96 | 100 | |
| BAS | 1,296 | 100 | |
| FOP | 48 | 30 | |
| FOP | 216 | 30 | |
| TOTALS | 1,656 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,471 | 117.0000 | 133.38 | 196,202 | 1992 | 1992 | 0 | 0 | 0 | 33.00 | 67.00 | |
| 1 SINGLE FAM 100% - 0 Heated Area: 1392 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|---------------------------------------------------------------------------------------------|-------------|-----------|--------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | | 131,455 | | |
| TOTAL MARKET OB/XF VALUE | | | | 22,584 | | |
| TOTAL LAND VALUE - MARKET | | | | 178,640 | | |
| TOTAL MARKET VALUE | | | | 167,905 | | |
| SOH/AGL Deduction | | | | 47,292 | | |
| ASSESSED VALUE | | | | 120,613 | | |
| TOTAL EXEMPTION VALUE | | | | 51,411 | | |
| BASE TAXABLE VALUE | | | | 69,202 | | |
| TOTAL JUST VALUE | | | | 332,679 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 294,021 | | |
| SALE:3:1: CERTIFICATE OF TITLE | | | | | | |
| SALE:2:1: 3 PARCELS | | | | | | |
| SALE:1:1: INCLUDED 18-6S-16-03857-002 (TOTAL AC 41 | | | | | | |
| LAND:1:1: JOINS 3857-002 | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0757/2127 | 3/17/1992 | WD | U | V | 35 | 80,000 |
| GRANTOR: NAOMI KOON | | | | | | |
| GRANTEE: REGIS SIMILE | | | | | | |
| 0740/0053 | 12/14/1990 | WD | U | V | 35 | 50,000 |
| GRANTOR: MONTE KOON | | | | | | |
| GRANTEE: NAOMI KOON | | | | | | |
| BLD DATE | | | | | | |
| XF DATE | | | | | | |
| INC DATE | | | | | | |
| LGL DATE | | | | | | 05/07/2026 |
| LAND DATE | | | | | | MLU |
| AG DATE | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS= W36 S36 E10 FOP= S6 BAS= S12 E8 N12 W8\$ E8 N6 W8\$E8 FOP= S18 E12 N18 W12\$ E18N36\$. | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | 2039 SW JUNCTION RD, FORT WHITE | | |
|--------------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|---------------------------------|-----------------|-------|
| 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 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | UT | 2,000.00 | 2,000.00 | 100 | 2008 | 2008 | 3 | 100 | 2,000 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 200 | |
| 4 | 0327 | STABLES-SM | 0 | 100 | 76 | 0 | UT | 9.00 | 9.00 | 100 | 2008 | 2008 | 3 | 100 | 17,784 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 600 | |
| TOTAL OB/XF 22,584 | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF 22,584 | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 7,000 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 24.52 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,866 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 24.52 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 171,640 | | | | | | | |