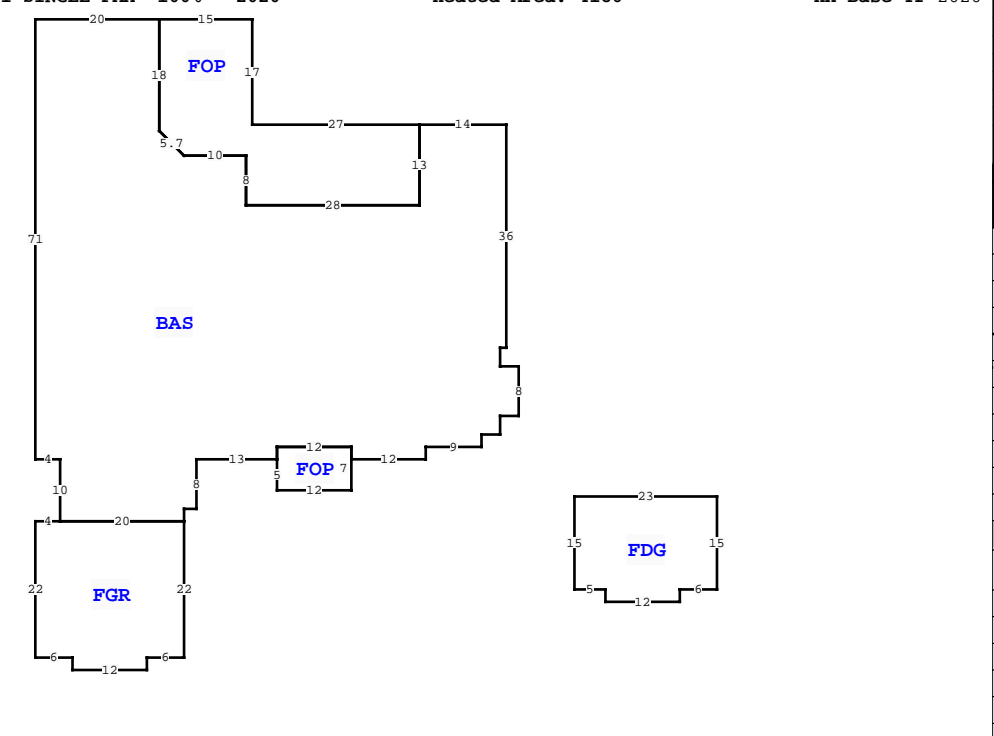


| ELEMENT | CD | CONSTRUCTION |
|----------------|------|----------------|
| Exterior Wall | 16 | WD FR STUC 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 50 |
| Interior Floor | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |

| 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% | - 2020 | | Heated Area: 4186 | | | | | HX Base Yr 2020 | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 4,186 | 100 | | 4,186 | 523,398 |
| FDG | 369 | 60 | | 221 | 27,633 |
| FGR | 552 | 55 | | 304 | 38,011 |
| FOP | 84 | 30 | | 25 | 3,126 |
| FOP | 681 | 30 | | 204 | 25,507 |
| TOTALS | 5,872 | | | 4,940 | 617,675 |

591 SW MANDIBA DR, LAKE CITY

| | | | | |
|----------|--|-----------|------------|-----|
| BLD DATE | | LGL DATE | 05/14/2024 | MLU |
| XF DATE | | LAND DATE | | |
| INC DATE | | AG DATE | | |

| 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 3,780.00 | UT | 2.25 | 2.25 | 100 | 2019 | 2019 | 3 | 100 | 8,505 | |
| 2 | 0264 | PRCH, FSP | 0 | 100 | 0 | 1,485.00 | UT | 7.00 | 7.00 | 100 | 2019 | 2019 | 3 | 100 | 10,395 | |

TOTAL OB/XF 18,900

| 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 | | PRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 70,000.00 | 56,000.00 | 56,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | PRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.60 | 140,000.00 | 84,000.00 | 84,000 | | | | | | | |
| 3 | 0000 | C | VAC RES | 100 | | PRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 0.00 | 0.80 | 70,000.00 | 56,000.00 | 56,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 3 |
|---------------------------|-------|-----------|-------------|---|
| VALUATION SUMMARY | | | STANDARD | |
| VALUATION BY | | | | |
| Tax Group: 3 | | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 617,675 | |
| TOTAL MARKET OB/XF VALUE | | | 18,900 | |
| TOTAL LAND VALUE - MARKET | | | 196,000 | |
| TOTAL MARKET VALUE | | | 832,575 | |
| SOH/AGL Deduction | | | 221,098 | |
| ASSESSED VALUE | | | 611,477 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 560,066 | |
| TOTAL JUST VALUE | | | 832,575 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 842,384 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-------|------------|
| 000043144 | Electrical Servic | 0 | 11/10/2021 |
| 38542 | POOL ENCL | 0 | 08/30/2019 |
| 37489 | SFR | 2,028 | 11/29/2018 |
| 37490 | GARAGE | 297 | 11/29/2018 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1429/2286 | 2/01/2021 | WD Q | Q | I | 04 | 24,500 |
| GRANTOR: LEONARD BRIAN | | | | | | |
| GRANTEE: LANGSTON GEOFFREY S | | | | | | |
| 1358/1429 | 4/24/2018 | WD Q | Q | V | 01 | 15,000 |
| GRANTOR: OAKS OF LAKE CITY LLC | | | | | | |
| GRANTEE: GEOFFREY S LANGSTON | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W14 S13 W28 N8 W10 U4L4 N18 W20 S71 E4 S10 E20 N2 E2 N8 E13 N2 E12 S2 E12 N2 E9 N2 E3 N3 E3 N8 W3 N3 E1 N36 \$ | | | | | | | | | |
| FOP=[ORIG=-14,0] W27 N17 W15 S18 D4R4 E10 S8 E28 N13 \$ | | | | | | | | | |
| FGR=[ORIG=-72,64] W4 S22 E6 S2 E12 N2 E6 N22 W20 \$ | | | | | | | | | |
| FDG=[ORIG=34,75] N15 W23 S15 E5 S2 E12 N2 E6 \$ | | | | | | | | | |
| FOP=[ORIG=-37,54] S5 E12 N7 W12 S2 \$ | | | | | | | | | |