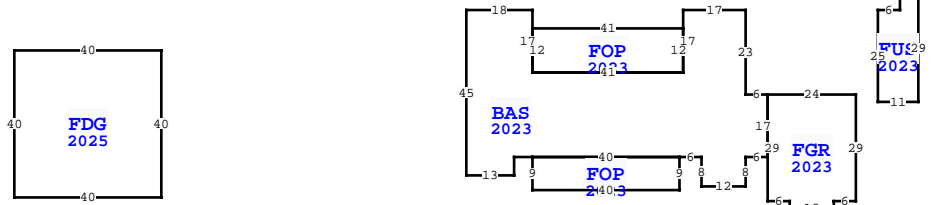




| ELEMENT        | CD | BUILDING CHARACTERISTICS CONSTRUCTION |
|----------------|----|---------------------------------------|
| Exterior Wall  | 32 | HARDIE BRD 100                        |
| Exterior Wall  | 00 | N/A 0                                 |
| Roof Structure | 08 | IRREGULAR 100                         |
| Roof Cover     | 03 | COMP SHNGL 100                        |
| Interior Wall  | 05 | DRYWALL 100                           |
| Interior Floor | 13 | LAM/VNLPK 100                         |
| Interior Floor | 00 | N/A 0                                 |
| Air Condition  | 03 | CENTRAL 100                           |
| Heating Type   | 04 | AIR DUCTED 100                        |
| Bedrooms       |    | 4 100                                 |
| Bathrooms      |    | 3 100                                 |
| Frame          | 01 | NONE 100                              |
| Stories        | 1. | 1. 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 |                   |                 |
| 1                  | SINGLE FAM | 100%      | - 2023      |                |                |     |     |      |      |      |        | Heated Area: 2901 | HX Base Yr 2023 |



| Quality          | 07               | 07            |      |              |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| MAP NUM          |                  | MKT AREA 02   |      |              |                      |
| NEIGHBORHOOD/LOC | 18517.010        | 1.00/         |      |              |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE   | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,606            | 100           | 2023 | 2,606        | 341,357              |
| FDG              | 1,600            | 60            | 2025 | 960          | 125,749              |
| FGR              | 720              | 55            | 2023 | 396          | 51,872               |
| FOP              | 360              | 30            | 2023 | 108          | 14,146               |
| FOP              | 492              | 30            | 2023 | 148          | 19,386               |
| FUS              | 295              | 100           | 2023 | 295          | 38,642               |
| TOTALS           | 6,073            |               |      | 4,513        | 591,153              |

432 SW MANDIBA DR, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/14/2024 |
| 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              | 0190       | FPLC PF     | 0       | 100 | 0 | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 2023    | 2022        |   | 100    | 1,200           |       |
| 2              | 0280       | POOL R/CON  | 0       | 100 | 0 | 420.00   | UT | 70.00    | 70.00          | 100       | 2023    | 2022        |   | 95     | 27,930          |       |
| 3              | 0166       | CONC,PAVMT  | 0       | 100 | 0 | 540.00   | UT | 3.00     | 3.00           | 100       | 2023    | 2022        |   | 100    | 1,620           |       |
| 4              | 0166       | CONC,PAVMT  | 0       | 100 | 0 | 5,178.00 | UT | 3.00     | 3.00           | 100       | 2023    | 2022        |   | 100    | 15,534          |       |

| 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   | 0.60        | 140,000.00 | 84,000.00      | 84,000     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |       |  |             |
|---------------------------|-------|--|-------------|
| VALUATION SUMMARY         |       |  | PAGE 1 of 1 |
| VALUATION BY              |       |  | STANDARD    |
| Tax Group: 3              |       |  | Tax Dist:   |
| BUILDING MARKET VALUE     |       |  | 591,153     |
| TOTAL MARKET OB/XF VALUE  |       |  | 46,284      |
| TOTAL LAND VALUE - MARKET |       |  | 84,000      |
| TOTAL MARKET VALUE        |       |  | 721,437     |
| SOH/AGL Deduction         |       |  | 13,599      |
| ASSESSED VALUE            |       |  | 707,838     |
| TOTAL EXEMPTION VALUE     | HX HB |  | 51,411      |
| BASE TAXABLE VALUE        |       |  | 656,427     |
| TOTAL JUST VALUE          |       |  | 721,437     |
| NCON VALUE                |       |  | 0           |
| INCOME VALUE              |       |  |             |
| PREVIOUS YEAR MKT VALUE   |       |  | 728,119     |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000048802  | Storage Building  | 15,000  | 12/07/2023 |
| 000043082  | Swimming Pool and | 26,000  | 11/01/2021 |
| 000042158  | New Residential C | 200,000 | 06/16/2021 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1428/779                       | 1/15/2021  | WD        | Q   | V   | 01     | 68,000     |
| GRANTOR: DISIMO MICHELE ANN &  |            |           |     |     |        |            |
| GRANTEE: CAMPBELL JOSHUA       |            |           |     |     |        |            |
| 1350/2187                      | 12/29/2017 | WD        | Q   | V   | 01     | 100,000    |
| GRANTOR: OAKS OF LAKE CITY, LL |            |           |     |     |        |            |
| GRANTEE: MICHELE ANN & DARRI   |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS   |
|---|
| BAS=[YR=2023;ORIG=10,0] W6 N23 W17 S17 W41 N17 W18 S45 E13 N5 E5 E40 E6 S8 E12 N8 E6 N17 \$ |
| FDG=[YR=2025;ORIG=-195,-12] E40 S40 W40 N40 \$  |
| FGR=[YR=2023;ORIG=34,0] W24 S29 E6 S2 E12 N2 E6 N29 \$                                      |
| FOP=[YR=2023;ORIG=-54,-18] E41 S12 W41 N12 \$   |
| FOP=[YR=2023;ORIG=-54,17] E40 S9 W40 N9 \$  |
| FUS=[YR=2023;ORIG=51,-27] W5 S4 W6 S25 E11 N29 \$   |