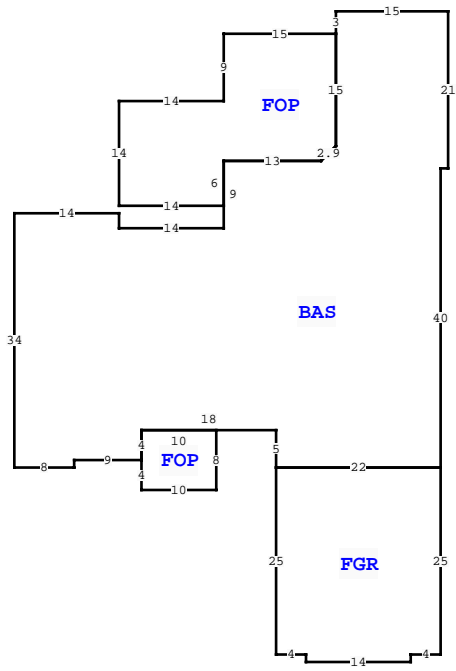




| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 16 | WD FR STUC | 100 | | |
| Roof Structur | 08 | IRREGULAR | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 13 | LAM/VNLPLK | 100 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 3 | 100 | | |
| Bathrooms | | 2.5 | 100 | | |
| Frame | 02 | WOOD FRAME | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Architactual | 05 | CONV | 100 | | |
| Units | | 0 | 100 | | |
| Condition Adj | 04 | 04 | 100 | | |
| Kitchen Adjus | 01 | 01 | 100 | | |
| 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 | 2,317 | 100 | | 2,317 | 316,418 |
| FGR | 564 | 55 | | 310 | 42,335 |
| FOP | 80 | 30 | | 24 | 3,278 |
| FOP | 449 | 30 | | 135 | 18,436 |
| TOTALS | 3,410 | | | 2,786 | 380,466 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,786 | 133.9954 | 150.07 | 418,095 | 2019 | 2019 | 0 | 0 | 9.00 | 91.00 |
| 1 SINGLE FAM 100% - 2021 Heated Area: 2317 HX Base Yr 2021 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 380,466 |
| TOTAL MARKET OB/XF VALUE | | | 26,172 |
| TOTAL LAND VALUE - MARKET | | | 55,000 |
| TOTAL MARKET VALUE | | | 461,638 |
| SOH/AGL Deduction | | | 101,076 |
| ASSESSED VALUE | | | 360,562 |
| TOTAL EXEMPTION VALUE | HX HB VX | | 56,411 |
| BASE TAXABLE VALUE | | | 304,151 |
| TOTAL JUST VALUE | | | 461,638 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 468,864 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 000053571 | Generator | | 07/14/2025 |
| 37953 | POOL ENCL | 144 | 04/04/2019 |
| 37589 | POOL | 375 | 01/03/2019 |
| 37149 | SFR | 1,228 | 08/28/2018 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1418/2569 | 9/02/2020 | WD Q | Q | I | 01 | 425,000 |
| GRANTOR: RUSSELL L ROBINSON & | | | | | | |
| GRANTEE: EDWARD A & TINA M B | | | | | | |
| 1362/2099 | 6/19/2018 | WD Q | Q | V | 01 | 24,900 |
| GRANTOR: OAKS OF LAKE CITY LLC | | | | | | |
| GRANTEE: RUSSELL L ROBINSON | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 05/14/2024 | 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 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 828.00 | UT | 2.25 | 2.25 | 100 | 2019 | 2019 | 3 | 100 | 1,863 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 270.00 | UT | 70.00 | 70.00 | 100 | 2019 | 2019 | 3 | 89 | 16,821 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 0 | 0 | 768.00 | UT | 15.00 | 15.00 | 100 | 2019 | 2019 | 3 | 65 | 7,488 | |

| BUILDING NOTES | |
|--|--|
| BAS= W15 S3 FOP= W15 S9 W14 S14 E14 N6 E13 R2 U2 N15 S S15 D2 L2 W13 S9 W14 N2 W14 S34 E8 N1 E9 FOP= S4 E10 N8 W10 S4\$ N4 E18 S5 FGR= S25 E4 S1 E14 N1 E4 N25 W22\$ E22 N40 E1 N21\$. | |

| 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 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |