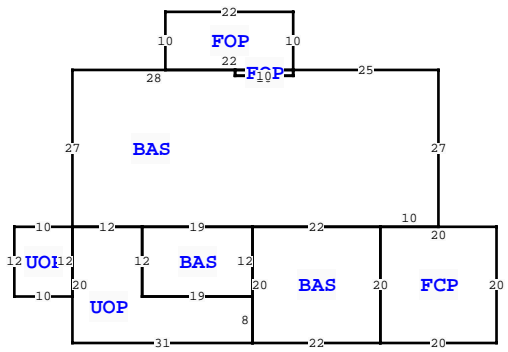
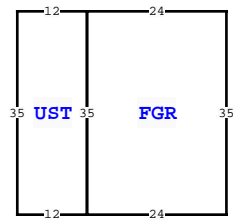




| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 31 VINYL SID 100  |
| Roof Structur            | 03 GABLE/HIP 100  |
| Roof Cover               | 12 MODULAR MT 100 |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 14 CARPET 80      |
| Interior Floor           | 15 HARDTILE 20    |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2 100             |
| Stories                  | 1. 1. 100         |
| Architectural            | 01 CONV 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 |  |
| 0201               | 02  | 3,319     | 118.0000    | 110.92         | 368,143        | 1989 | 1995 | 0    | 0    | 45.00 | 55.00  |  |

1 MANUF 1 100% - 2025 Heated Area: 2359 HX Base Yr 2025



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 228              | 100         |      | 228          | 13,910               |
| BAS           | 440              | 100         |      | 440          | 26,843               |
| BAS           | 1,691            | 100         |      | 1,691        | 103,161              |
| FCP           | 400              | 25          |      | 100          | 6,101                |
| FGR           | 840              | 55          |      | 462          | 28,185               |
| FOP           | 10               | 35          |      | 4            | 244                  |
| FOP           | 220              | 35          |      | 77           | 4,698                |
| UOP           | 120              | 25          |      | 30           | 1,830                |
| UOP           | 392              | 25          |      | 98           | 5,979                |
| UST           | 420              | 45          |      | 189          | 11,530               |
| <b>TOTALS</b> | <b>4,761</b>     |             |      | <b>3,319</b> | <b>202,479</b>       |

180 SW GOPHER CT, FORT WHITE

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/07/2026 |
| INC DATE |  | AG DATE   | MLU        |

| 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 | 344.00 | UT | 2.00     | 2.00           | 100       | 1995    | 1995        | 3 | 100    | 688             |       |
| 2   | 9945       | Well/Sept   | 0   | 100 | 0 | 0 | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |

TOTAL OB/XF 7,688

| 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                | 0200     | C           | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.10    | 65,000.00  | 71,500.00      | 71,500     |                             |      |         |      |     |    |        |

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 202,479  |
| TOTAL MARKET OB/XF VALUE  |           | 7,688    |
| TOTAL LAND VALUE - MARKET |           | 71,500   |
| TOTAL MARKET VALUE        |           | 281,667  |
| SOH/AGL Deduction         |           | 197,879  |
| ASSESSED VALUE            |           | 83,788   |
| TOTAL EXEMPTION VALUE     | HX HB SX  | 83,788   |
| BASE TAXABLE VALUE        |           | 0        |
| TOTAL JUST VALUE          |           | 281,667  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 267,667  |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000053526  | Roof Replacement | 11,800 | 07/06/2025 |
| 21526      | M H              | 393    | 02/17/2004 |

| SALES DATA        |            |           |       |       |        |            |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1530/188          | 12/20/2024 | WD        | Q     | I     | 01     | 306,000    |

GRANTOR: THREE JAY'S LLC  
GRANTEE: FALLICK HOWARD LEE

|           |           |    |   |   |    |         |
|-----------|-----------|----|---|---|----|---------|
| 1463/1915 | 4/05/2022 | WD | Q | I | 01 | 190,000 |
|-----------|-----------|----|---|---|----|---------|

GRANTOR: MORLEY MICHELLE T  
GRANTEE: THREE JAY'S LLC

BUILDING NOTES

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS=[ORIG=0,0] W25 S1 W10 N1 W28 S27 E12 E19 E22 E10 N27 \$ |  |
| FGR=[ORIG=0,-30] N35 W24 S35 E24 \$                         |  |
| BAS=[ORIG=-32,27] S20 E22 N20 W22 \$                        |  |
| UST=[ORIG=-24,-65] W12 S35 E12 N35 \$                       |  |
| FCP=[ORIG=-10,27] S20 E20 N20 W20 \$                        |  |
| UOP=[ORIG=-63,27] S20 E31 N8 W19 N12 W12 \$                 |  |
| BAS=[ORIG=-51,27] S12 E19 N12 W19 \$                        |  |
| FOP=[ORIG=-25,0] N10 W22 S10 E22 \$                         |  |
| UOP=[ORIG=-63,27] W10 S12 E10 N12 \$                        |  |
| FOP=[ORIG=-25,0] W10 S1 E10 N1 \$                           |  |
| PTR=[ORIG=0,0] N30 S30 \$                                   |  |