

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 31               | VINYL SID    | 100  |
| Exterior Wall            | 00               | N/A          | 0    |
| Roof Structure           | 03               | GABLE/HIP    | 100  |
| Roof Cover               | 03               | COMP SHNGL   | 100  |
| Interior Wall            | 05               | DRYWALL      | 100  |
| Interior Floor           | 08               | SHT VINYL    | 50   |
| Interior Floor           | 14               | CARPET       | 50   |
| Air Condition            | 03               | CENTRAL      | 100  |
| Heating Type             | 04               | AIR DUCTED   | 100  |
| Bedrooms                 |                  | 2            | 100  |
| Bathrooms                |                  | 2            | 100  |
| Frame                    | 01               | NONE         | 100  |
| Stories                  | 1.               | 1.           | 100  |
| Units                    |                  | 0            | 100  |
| Condition Adj            | 03               | 03           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 05               | 05           |      |
| DOR CODE                 | 0200 MOBILE HOME |              |      |
| MAP NUM                  |                  | MKT AREA     | 03   |
| NEIGHBORHOOD/LOC         | 19317.040 1.00/  |              |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR |
| BAS                      | 728              | 100          | 2024 |
| TOTALS                   | 728              |              |      |

| MARKET ADJUSTMENTS                              |     |           |             |                |                |      |      |      |      |      |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |  |  |
| 0202  | 02  | 728       | 112.5000    | 113.62         | 82,715         | 2023 | 2023 | 0    | 0    | 3.00 | 97.00  |  |  |
| 1 MANUF 2 0% - 2024 Heated Area: 728 HX Base Yr |     |           |             |                |                |      |      |      |      |      |        |  |  |



| COLUMBIA COUNTY PROPERTY              |             |     |             |
|---------------------------------------|-------------|-----|-------------|
| VALUATION SUMMARY                     |             |     | PAGE 1 of 1 |
| VALUATION BY                          |             |     | STANDARD    |
| Tax Group: 2                          |             |     | Tax Dist:   |
| BUILDING MARKET VALUE                 |             |     | 80,234      |
| TOTAL MARKET OB/XF VALUE              |             |     | 11,680      |
| TOTAL LAND VALUE - MARKET             |             |     | 12,000      |
| TOTAL MARKET VALUE                    |             |     | 103,914     |
| SOH/AGL Deduction                     |             |     | 0           |
| ASSESSED VALUE                        |             |     | 103,914     |
| TOTAL EXEMPTION VALUE                 |             |     | 0           |
| BASE TAXABLE VALUE                    |             |     | 103,914     |
| TOTAL JUST VALUE                      |             |     | 103,914     |
| NCON VALUE                            |             |     | 0           |
| INCOME VALUE                          |             |     |             |
| PREVIOUS YEAR MKT VALUE               |             |     | 99,143      |
| SALE: 3:2: ID#SHS1WGA19820857.        |             |     |             |
| SALE: 3:1: SALE INCLUDES 1982 SHOW MH |             |     |             |
| SALE: 2:1: PROBATE FILE #94-280-CP    |             |     |             |
| XFOB: 2:1: BOWEN MH                   |             |     |             |
| PERMIT NUM                            | DESCRIPTION | AMT | ISSUED      |
| 000046904                             | Mobile Home |     | 04/05/2023  |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1291/0572                      | 3/16/2015 | QC        | U   | I   | 11     | 54,300     |
| GRANTOR: HARRY STEVE BROWN     |           |           |     |     |        |            |
| GRANTEE: STEPHEN EDGAR BROWN   |           |           |     |     |        |            |
| 1287/1041                      | 1/07/2015 | QC        | U   | I   | 11     | 100        |
| GRANTOR: WANDA CHARLENE JUSTIC |           |           |     |     |        |            |
| GRANTEE: HARRY STEVE BROWN     |           |           |     |     |        |            |

| 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              | 0294       | SHED WOOD/  | 0   | 0   | 12 | 16 | 192.00 | UT | 14.00    | 14.00          | 50        | 0       | 0           | 3 | 50     | 1,344           |       |
| 2              | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 3              | 9947       | Septic      | 0   | 0   | 0  | 0  | 1.00   | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |
| 4              | 0297       | SHED CONCR  | 0   | 0   | 0  | 0  | 1.00   | UT | 336.00   | 336.00         | 100       | 2024    | 2023        |   | 100    | 336             |       |

| BUILDING NOTES                      |  |  |  |
|-------------------------------------|--|--|--|
| 1042 NW COUNTY ROAD 25A , LAKE CITY |  |  |  |
| BLD DATE                            |  |  |  |
| XF DATE                             |  |  |  |
| INC DATE                            |  |  |  |
| LGL DATE                            |  |  |  |
| LAND DATE                           |  |  |  |
| AG DATE                             |  |  |  |
| 05/07/2026 MLU                      |  |  |  |

| BUILDING DIMENSIONS                         |  |  |  |
|---|--|--|--|
| BAS=[YR=2024;ORIG=18,16] E56 S13 W56 N13 \$ |  |  |  |

| 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               | 0   |     |          | 0.00  | 0.00  | 2.00        | LT        |     | 1.00     | 1.00   | 1.00        | 6,000.00   | 6,000.00       | 12,000     |                             |      |         |      |     |    |        |