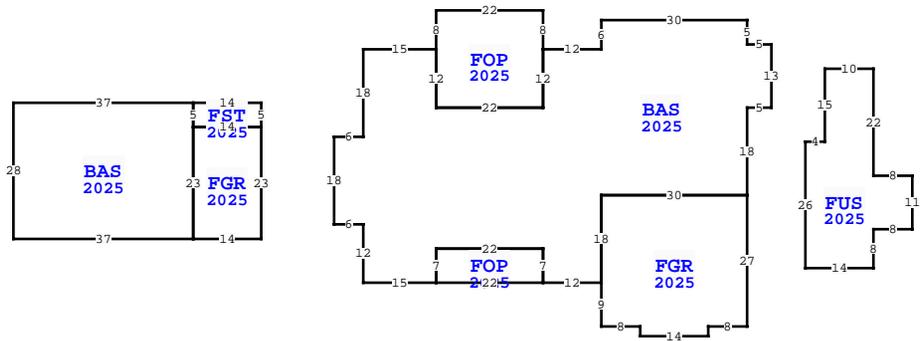


| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 16 WD FR STUC 100 |
| Exterior Wall | 00 N/A 0 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LAM/VNLPLK 100 |
| Interior Floor | 00 N/A 0 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 3 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1.5 1.5 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 05 05 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 01 |

| 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% | - 2025 | | Heated Area: 4825 | | HX Base Yr 2025 | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 689,158 | |
| TOTAL MARKET OB/XF VALUE | | 89,994 | |
| TOTAL LAND VALUE - MARKET | | 82,500 | |
| TOTAL MARKET VALUE | | 861,652 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 861,652 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 810,241 | |
| TOTAL JUST VALUE | | 861,652 | |
| NCON VALUE | | 83,514 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 788,633 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000055332 | Right-of-Way Acce | | 03/25/2026 |
| 000053380 | Right-of-Way Acce | | 06/16/2025 |
| 000053076 | Storage Building | 38,000 | 05/12/2025 |
| 000050145 | Swimming Pool and | 75,500 | 06/18/2024 |
| 000048708 | New Residential C | 207,000 | 11/20/2023 |
| 000048629 | New Residential C | 734,000 | 11/13/2023 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1445/2485 | 8/26/2021 | WD Q | V | 01 | | 119,000 |

GRANTOR: BROWN ROAD PROPERTIES
GRANTEE: KARLTON MATTHEW B

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

| BUILDING DIMENSIONS | |
|---|--|
| BAS=[YR=2025;ORIG=36,19] W30 S6 W12 S12 W22 N12 W15 S18 W6 S18 E6 S12 E15 N7 E22 S7 E12 N18 E30 N18 E5 N13 W5 N5 \$ | |
| BAS=[YR=2025;ORIG=-78,36] W37 S28 E37 N23 N5 \$ | |
| FGR=[YR=2025;ORIG=36,55] W30 S18 S9 E8 S2 E14 N2 E8 N27 \$ | |
| FUS=[YR=2025;ORIG=62,29] W10 S15 W4 S26 E14 N8 E8 N11 W8 N22 \$ | |
| FOP=[YR=2025;ORIG=-6,17] W22 S8 S12 E22 N12 N8 \$ | |
| FGR=[YR=2025;ORIG=-78,41] E14 S23 W14 N23 \$ | |
| FOP=[YR=2025;ORIG=-28,66] E22 S7 W22 N7 \$ | |
| FST=[YR=2025;ORIG=-78,36] E14 S5 W14 N5 \$ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,036 | 100 | 2025 | 1,036 | 125,720 |
| BAS | 3,187 | 100 | 2025 | 3,187 | 386,748 |
| FGR | 322 | 55 | 2025 | 177 | 21,479 |
| FGR | 838 | 55 | 2025 | 461 | 55,943 |
| FOP | 154 | 30 | 2025 | 46 | 5,582 |
| FOP | 440 | 30 | 2025 | 132 | 16,018 |
| FST | 70 | 55 | 2025 | 38 | 4,612 |
| FUS | 602 | 100 | 2025 | 602 | 73,054 |
| TOTALS | 6,649 | | | 5,679 | 689,158 |

| EXTRA FEATURES | | 122 NW DELANEY CT, LAKE CITY | | | | | | | | | | | | | | | |
|----------------|------------|------------------------------|-----|-----|----|----|----------|----|-----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 2,160.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 6,480 | |
| 2 | 0030 | BARN, MT | 0 | 100 | 0 | 0 | 1.00 | UT | 36,000.00 | 36,000.00 | 100 | 2026 | 2025 | | 100 | 36,000 | |
| 3 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 4,500.00 | 4,500.00 | 100 | 2026 | 2025 | | 100 | 4,500 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 15 | 30 | 450.00 | UT | 70.00 | 70.00 | 100 | 2026 | 2025 | | 98 | 30,870 | |
| 5 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1,518.00 | UT | 8.00 | 8.00 | 100 | 2026 | 2025 | | 100 | 12,144 | |

| LAND DESCRIPTION | | TOTAL OB/XF 89,994 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | PRRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.50 | 55,000.00 | 82,500.00 | 82,500 | | | | | | | |