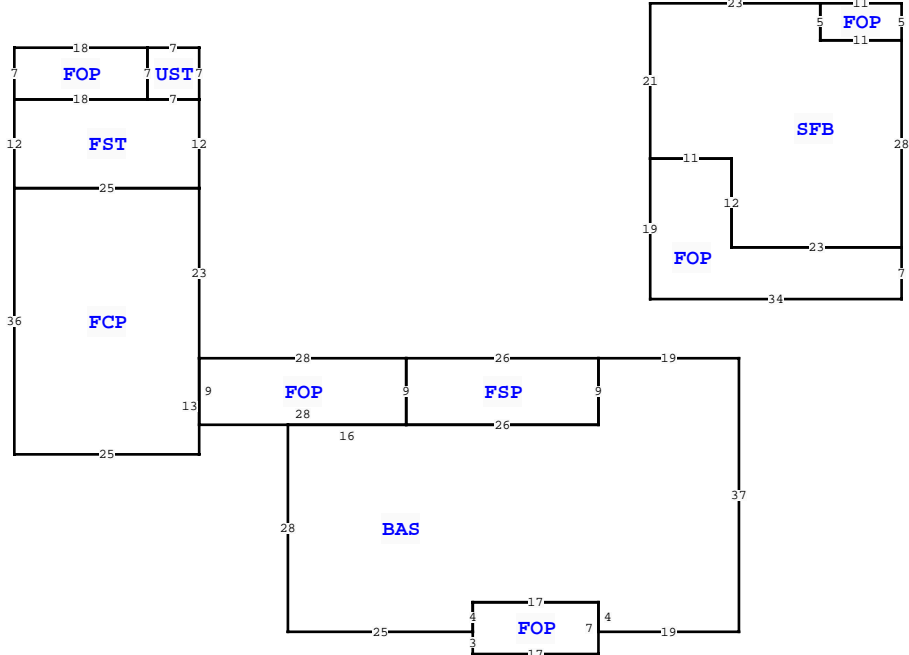




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 12 | HARDWOOD | 80 |
| Interior Floo | 14 | CARPET | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 20416.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,811 | 100 | |
| FCP | 900 | 25 | |
| FOP | 55 | 30 | |
| FOP | 119 | 30 | |
| FOP | 126 | 30 | |
| FOP | 252 | 30 | |
| FOP | 370 | 30 | |
| FSP | 234 | 40 | |
| FST | 300 | 55 | |
| SFB | 935 | 80 | |
| TOTALS | 5,151 | | |

| 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% | - 2019 | | 438,871 | 2018 | 2018 | 0 | 0 | 7.00 | 93.00 |
| Heated Area: 2746 HX Base Yr 2019 | | | | | | | | | | | |



** This building has 11 Sub-Areas

5110 SW BIRLEY AVE, LAKE CITY

| | | | |
|----------|-----------|------------|-----|
| BLD DATE | LGL DATE | 04/22/2026 | MLU |
| XF DATE | LAND DATE | | |
| INC DATE | AG DATE | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 408,150 | |
| TOTAL MARKET OB/XF VALUE | | 38,826 | |
| TOTAL LAND VALUE - MARKET | | 65,200 | |
| TOTAL MARKET VALUE | | 512,176 | |
| SOH/AGL Deduction | | 154,560 | |
| ASSESSED VALUE | | 357,616 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 | |
| BASE TAXABLE VALUE | | 306,205 | |
| TOTAL JUST VALUE | | 512,176 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 511,385 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000044417 | Electrical Servic | 0 | 05/12/2022 |
| 40881 | GENERATOR | 0 | 11/13/2020 |
| 36081 | POOL | 300 | 12/12/2017 |
| 35664 | SFR | 848 | 08/08/2017 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1330/0681 | 1/13/2017 | WD Q | Q | V | 01 | 80,000 |
| GRANTOR: LEON & ROSALIE V MCLE | | | | | | |
| GRANTEE: CHARLES D & VICKI L | | | | | | |
| 1256/1076 | 6/05/2013 | WD Q | Q | V | 01 | 62,000 |
| GRANTOR: KALLART ENTERPRISES I | | | | | | |
| GRANTEE: LEON & ROSALIE V MC | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[ORIG=0,0] W19 S9 W26 W16 S28 E25 N4 E17 S4 E19 N37 \$ | |
| SFB=[ORIG=-12,-48] S21 E11 S12 E23 N28 W11 N5 W23 \$ | |
| FCP=[ORIG=-73,0] N23 W25 S36 E25 N13 \$ | |
| FST=[ORIG=-73,-23] N12 W7 W18 S12 E25 \$ | |
| FOP=[ORIG=-45,9] N9 W28 S9 E28 \$ | |
| FSP=[ORIG=-19,0] W26 S9 E26 N9 \$ | |
| FOP=[ORIG=-80,-35] N7 W18 S7 E18 \$ | |
| FOP=[ORIG=-36,37] S3 E17 N7 W17 S4 \$ | |
| UST=[ORIG=-73,-35] N7 W7 S7 E7 \$ | |
| FOP=[ORIG=-12,-27] S19 E34 N7 W23 N12 W11 \$ | |
| FOP=[ORIG=11,-48] S5 E11 N5 W11 \$ | |

| 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 | 0280 | POOL R/CON | 0 | 100 | 15 | 33 | | 495.00 | UT | 70.00 | 2018 | 2018 | 3 | 86 | 29,799 |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | 1.00 | UT | 1,200.00 | 2018 | 2018 | 3 | 100 | 1,200 |
| 3 | 0060 | CARPORT F | 0 | 100 | 18 | 21 | | 378.00 | UT | 3.50 | 2018 | 2018 | 3 | 100 | 1,323 |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | | 160.00 | UT | 5.50 | 2018 | 2018 | 3 | 100 | 880 |
| 5 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | | 712.00 | UT | 2.00 | 2018 | 2018 | 3 | 100 | 1,424 |
| 6 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | | 1.00 | UT | 6,000.00 | 2021 | 2020 | 70 | 70 | 4,200 |

| 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 | | | 0.00 | 0.00 | 6.52 | AC | | 1.00 | 1.00 | 1.00 | 10,000.00 | 10,000.00 | 65,200 | | | | | | | |