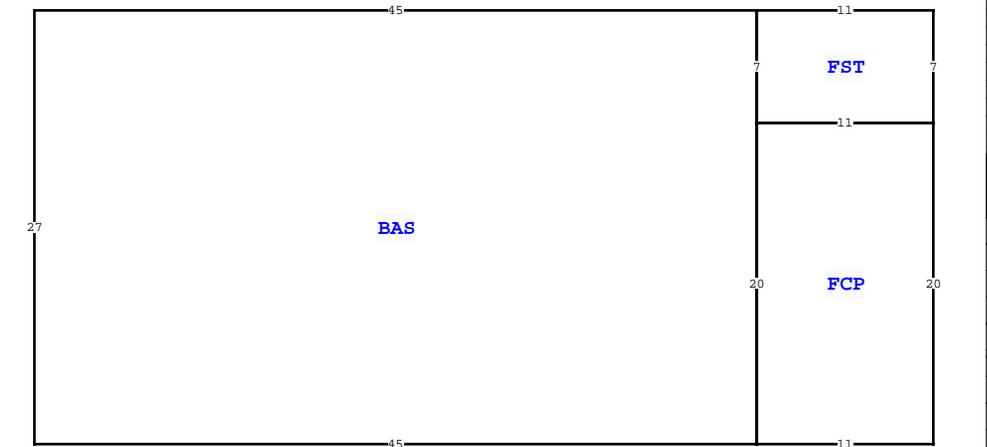




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 90 |
| Exterior Wall | 08 WD OR PLY 10 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 4 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectural | 05 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 | |
| 0100 | 01 | 1,312 | 117.5000 | 131.60 | 172,659 | 1974 | 1974 | 0 | 0 | 0 | 35.00 | 65.00 |



| Quality | | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE | CD | | | | |
| 0100 | SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA | | | | |
| | 01 | | | | |
| NEIGHBORHOOD/LOC | 20416.010 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,215 | 100 | | 1,215 | 103,931 |
| FCP | 220 | 25 | | 55 | 4,705 |
| FST | 77 | 55 | | 42 | 3,593 |
| TOTALS | 1,512 | | | 1,312 | 112,228 |

191 SW SHADY OAK WAY, LAKE CITY

| BLD DATE | LGL DATE |
|----------|------------|
| | 04/08/2025 |
| 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 | | 112,228 | |
| TOTAL MARKET OB/XF VALUE | | 5,100 | |
| TOTAL LAND VALUE - MARKET | | 26,000 | |
| TOTAL MARKET VALUE | | 143,328 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 143,328 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 143,328 | |
| TOTAL JUST VALUE | | 143,328 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 143,328 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-------|------------|
| 000043355 | Roof Replacement | 5,800 | 12/10/2021 |

| SALES DATA | | | | | | |
|------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1560/605 | 2/06/2026 | WD | Q | I | 01 | 231,000 |
| GRANTOR: PFS SOLUTIONS INC | | | | | | |
| GRANTEE: ZUBER JAMES RICHARD | | | | | | |
| 1457/43 | 12/31/2021 | WD | U | I | 30 | 100 |
| GRANTOR: STEWART ROBERT | | | | | | |
| GRANTEE: PFS SOLUTIONS INC | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W45 S27 E45 FCP= E11 N20 W11 S20\$ N20 FST= E11 N7 W11 S7\$ N7\$. | |

| 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 | |
| 2 | 0210 | GARAGE U | 0 | 0 | 24 | 16 | 384.00 | UT | 5.44 | 5.44 | 90 | 1993 | 1993 | 3 | 90 | 1,880 | |
| 3 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1993 | 1993 | 3 | 100 | 2,000 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 0 | 10 | 24 | 240.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 720 | |

| 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 | 0 | | RSF | 1105.00 | 210.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |