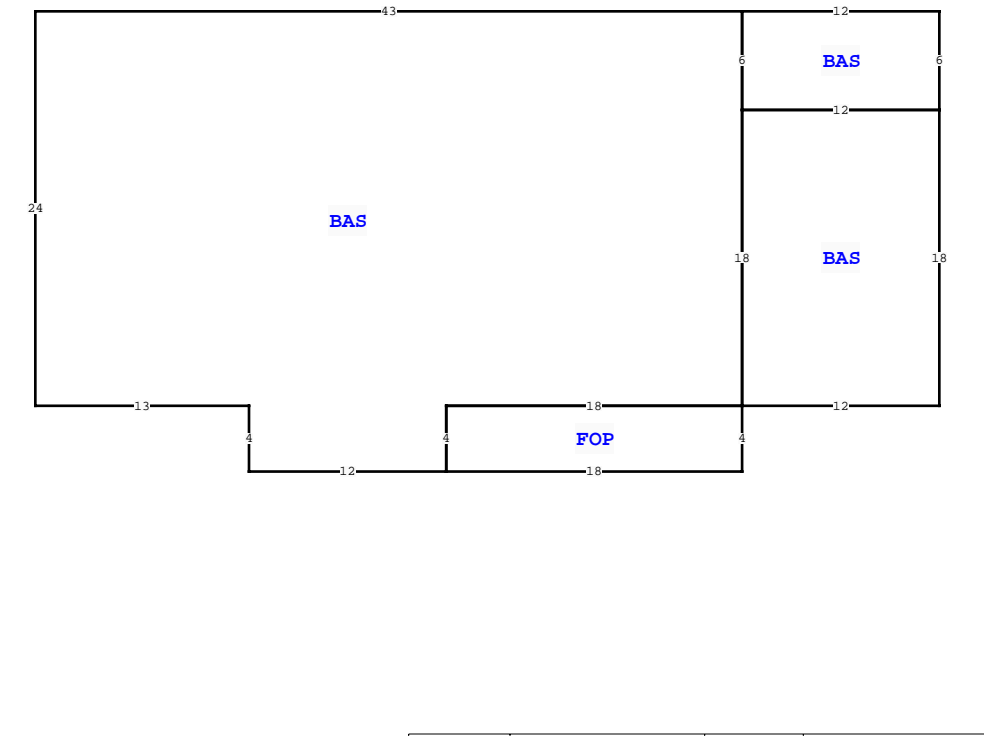


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 90 |
| Interior Floor | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 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 | 1,390 | 116.9000 | 130.93 | 181,993 | 1976 | 1990 | | 0 | 0 | 35.00 | 65.00 | | |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 05 | 05 | | | |
| DOR CODE | 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 | 72 | 100 | | 72 | 6,128 |
| BAS | 216 | 100 | | 216 | 18,383 |
| BAS | 1,080 | 100 | | 1,080 | 91,913 |
| FOP | 72 | 30 | | 22 | 1,872 |
| TOTALS | 1,440 | | | 1,390 | 118,295 |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 118,295 |
| TOTAL MARKET OB/XF VALUE | | | 1,572 |
| TOTAL LAND VALUE - MARKET | | | 26,000 |
| TOTAL MARKET VALUE | | | 145,867 |
| SOH/AGL Deduction | | | 56,186 |
| ASSESSED VALUE | | | 89,681 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 38,270 |
| TOTAL JUST VALUE | | | 145,867 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 147,687 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000051393 | Roof Replacement | 12,950 | 11/05/2024 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1320/1425 | 8/12/2016 | WD | Q | I | 01 | 82,500 |
| GRANTOR: WILLIAM T BISHOP | | | | | | |
| GRANTEE: BRANDON M HUGGINS | | | | | | |
| 1317/2399 | 12/01/2015 | QC | U | I | 11 | 100 |
| GRANTOR: WENDY R BISHOP & WILL | | | | | | |
| GRANTEE: WILLIAM T BISHOP | | | | | | |

| EXTRA FEATURES | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|-----|--------|----|-------|----------------|-------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 500.00 | UT | 2.00 | 2.00 | 1,000 |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 144.00 | UT | 2.00 | 2.00 | 72 |
| 3 | 0120 | CLFENCE | 4 | 0 | 100 | 1.00 | UT | 0.00 | 0.00 | 500 |

| | | | |
|------------------------------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/08/2025 |
| INC DATE | | AG DATE | MLU |
| 270 SW FABIAN WAY, LAKE CITY | | | |
| TOTAL OB/XF 1,572 | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|
| BAS= W43 S24 E13 S4 E12 FOP= E18 N4 W18 S4\$ N4 E18 BAS= E12 N18 W12 S18\$ N18 BAS= E12 N6 W12 S6\$ N6\$. | | | | | | | | | |

| 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 | | RSF | 1105.00 | 150.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 26,000.00 | 26,000.00 | 26,000 | | | | | | | |