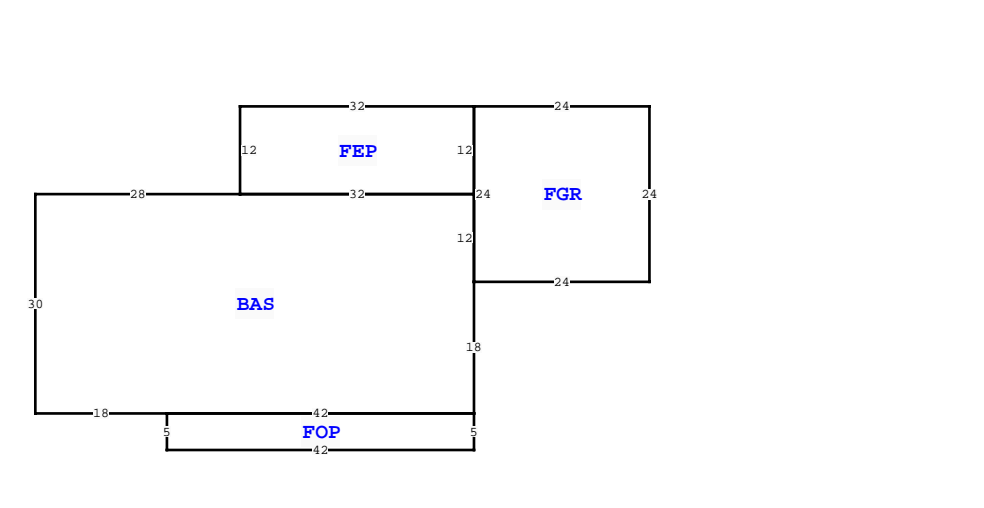




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 05 AVERAGE 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 14 PREFIN MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 2 100 |
| Bathrooms | 2 100 |
| Frame | 01 NONE 100 |
| Stories | 1. 1. 100 |
| Architectual Units | 05 CONV 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 | 3,063 | 105.2600 | 117.89 | 361,097 | 1985 | 1985 | 0 | 0 | 35.00 | 65.00 |



| | | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| Quality | 05 05 | | | | |
| DOR CODE | 0100 SINGLE FAMILY | | | | |
| MAP NUM | MKT AREA 01 | | | | |
| NEIGHBORHOOD/LOC | 21316.020 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 576 | 100 | | 576 | 44,138 |
| BAS | 1,800 | 100 | | 1,800 | 137,931 |
| FEP | 384 | 80 | | 307 | 23,525 |
| FGR | 576 | 55 | | 317 | 24,291 |
| FOP | 210 | 30 | | 63 | 4,828 |
| TOTALS | 3,546 | | | 3,063 | 234,713 |

307 NW SLAPPY DR, LAKE CITY

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

| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0210 | GARAGE U | 0 | 100 | 74 | 24 | 1,776.00 | UT | 4.00 | 100 | 0 | 0 | 3 | 100 | 7,104 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,200 | |
| 4 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 400 | |
| 5 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 200 | |

TOTAL OB/XF 10,104

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | A-1 | 0.00 | 0.00 | 5.06 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 60,720 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|-----------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 234,713 | |
| TOTAL MARKET OB/XF VALUE | | 10,104 | |
| TOTAL LAND VALUE - MARKET | | 60,720 | |
| TOTAL MARKET VALUE | | 305,537 | |
| SOH/AGL Deduction | | 144,358 | |
| ASSESSED VALUE | | 161,179 | |
| TOTAL EXEMPTION VALUE | | HX HB WX 56,411 | |
| BASE TAXABLE VALUE | | 104,768 | |
| TOTAL JUST VALUE | | 305,537 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 300,477 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000052490 | Roof Replacement | 20,000 | 03/04/2025 |
| 000050893 | Roof Replacement | 10,800 | 09/23/2024 |
| 30483 | MAINT/ALTR | 55 | 09/26/2012 |
| 21184 | STORAGE | 30 | 10/21/2003 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1331/0378 | 4/29/2016 | LE U | I | I | 14 | 100 |
| GRANTOR: ANITA TONETTI | | | | | | |
| GRANTEE: ANITA TONETTI (LIFE) | | | | | | |
| 0893/0474 | 11/29/1999 | WD Q | I | | | 119,000 |
| GRANTOR: FOSS' | | | | | | |
| GRANTEE: TONETTI'S | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W28 S30 E18 FOP= S5 E42N5 W42\$ E42 N18 FGR= E24 N24 W24 S24\$ N12 FEP= N12 W32 S12E32\$ W32\$ PTR= N30 BAS= N24 W24 S24 E24\$ S30\$. | |