

| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 2,534 | 128.8210 | 146.86 | 372,143 | 1994 | 1994 | 0 | 0 | 0 | 31.00 | 69.00 | | |
| 1 SINGLE FAM 100% - 2019 Heated Area: 2072 HX Base Yr 2019 | | | | | | | | | | | | | | |

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 |
| INC DATE | | AG DATE | MLU |

| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 07 | 07 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 21416.010 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,072 | 100 | | 2,072 | 209,963 |
| FGR | 440 | 55 | | 242 | 24,523 |
| FOP | 105 | 30 | | 32 | 3,243 |
| FOP | 120 | 30 | | 36 | 3,648 |
| FSP | 198 | 40 | | 79 | 8,005 |
| FST | 132 | 55 | | 73 | 7,397 |
| TOTALS | 3,067 | | | 2,534 | 256,779 |

| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,960.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 2,940 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1994 | 1994 | 3 | 100 | 1,200 | |
| 3 | 0280 | POOL R/CON | 0 | 100 | 10 | 15 | 150.00 | UT | 70.00 | 70.00 | 100 | 2003 | 2003 | 3 | 40 | 4,200 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,228.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 2,456 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 300.00 | UT | 7.50 | 7.50 | 100 | 2007 | 2007 | 3 | 100 | 2,250 | |
| 6 | 0282 | POOL ENCL | 0 | 100 | 14 | 22 | 308.00 | UT | 15.00 | 15.00 | 100 | 2007 | 2007 | 3 | 40 | 1,848 | |
| 7 | 0200 | GARAGE F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 5,000 | |
| 8 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |

| | | | | | | | | | | | | | | | | |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|--|--------|
| 340 SW SHORT LEAF DR, LAKE CITY | | | | | | | | | | | | | | TOTAL OB/XF | | 20,694 |
|---------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|--|--------|

| 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 | | RSF-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

| | | | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|--|--------|
| | | | | | | | | | | | | | | TOTAL OB/XF | | 20,694 |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|-------------|--|--------|

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 256,779 |
| TOTAL MARKET OB/XF VALUE | | | 20,694 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 312,473 |
| SOH/AGL Deduction | | | 81,497 |
| ASSESSED VALUE | | | 230,976 |
| TOTAL EXEMPTION VALUE | | | 51,411 |
| BASE TAXABLE VALUE | | | 179,565 |
| TOTAL JUST VALUE | | | 312,473 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 311,933 |

| | | | |
|--|------------------|--------|------------|
| SALE:1:1: LOT 5, BLK A, FOREST COUNTRY II ADDITION | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 000045426 | Roof Replacement | 26,165 | 09/13/2022 |
| 21236 | POOL | 90 | 11/04/2003 |
| 21105 | GARAGE | 94 | 08/25/2003 |
| 7565 | SFR | 45,000 | 09/08/1993 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1352/1251 | 1/26/2018 | WD Q | Q | I | 01 | 233,000 |
| GRANTOR: ERIC & KAREN MCDANIEL | | | | | | |
| GRANTEE: GABRIEL GONZALEZ | | | | | | |
| 1284/0669 | 11/06/2014 | WD Q | Q | I | 01 | 182,000 |
| GRANTOR: JERRY PATRICK & ANITA | | | | | | |
| GRANTEE: ERIC & KAREN MCDANI | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W15 N2 FSP= N9 W22 S9 E22\$ W22 N7 FGR= N2 FOP= E5 N24 W5 S24\$ N18 FST= N6 W22 S6 E22\$ W22 S20 E22\$W22 S9 W2 S9 E2 S21 E23 S2 FOP= S5 E21 N5 W21\$ E21 N2 E15 N30\$. | | | | | | | | | | | | | |