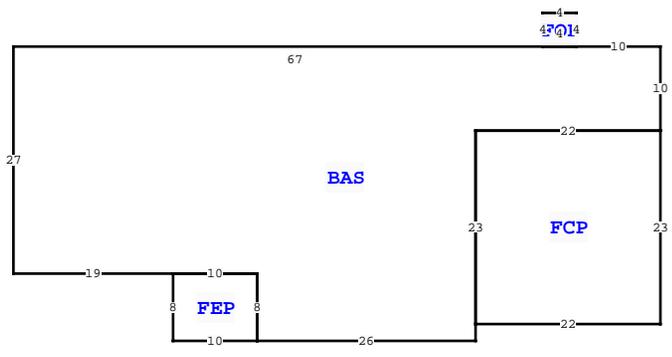
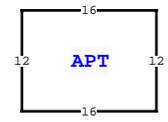




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	
Quality	05	05	
DOR CODE	0108	SFRES/RENTAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
APT	192	100	
BAS	1,913	100	
FCP	506	25	
FEP	80	80	
FOP	16	30	
TOTALS	2,707		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,300	118.1460	132.32	304,336	1964	1964	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2021 Heated Area: 2105 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		356,788	
TOTAL MARKET OB/XF VALUE		4,200	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		390,988	
SOH/AGL Deduction		0	
ASSESSED VALUE		390,988	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		390,988	
TOTAL JUST VALUE		390,988	
NCON VALUE		95,608	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052650	Mobile Home		03/20/2025
000048072	Roof Replacement	1,900	09/11/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/0266	1/22/2020	WD Q	Q	I	01	238,900
GRANTOR: CINERA GROUP LLC						
GRANTEE: CRB INVESTMENT PROP						
1356/0626	3/19/2018	WD Q	Q	I	01	200,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: CINERA GROUP LLC						

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	0	0	0	1.00	UT	2,000.00	2,000.00	75	0	0	3	75	1,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	0100	C	SFR	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
														4,200										

BUILDING NOTES													
GRANTOR: CINERA GROUP LLC													
GRANTEE: CRB INVESTMENT PROP													
GRANTOR: SUWANNEE VALLEY PROPE													
GRANTEE: CINERA GROUP LLC													

BUILDING DIMENSIONS													
BAS= W10 FOP= N4 W4 S4 E4\$ W67 S27 E19 FEP= S8 E10 N8 W10\$ E10 S8 E26 N2 FCP= E22 N23 W22 S23\$ N23 E22 N10\$ PTR=N30 APT= N12 W16 S12 E16\$ S30\$.													



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	04	PLYWOOD	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		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	04	04	
DOR CODE	0108	SFRES/RENTAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	21416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
UOP	16	20	
UOP	84	20	
TOTALS	820		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	740	117.6176	131.73	97,480	1960	1960	0	0	35.00	65.00
5 SINGLE FAM 0% - 2021 Heated Area: 720 HX Base Yr											
135 SW BULLDAWG GLN, LAKE CITY											
BLD DATE		LGL DATE		04/10/2025		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

COLUMBIA COUNTY PROPERTY		PAGE 2 of 3	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
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ASSESSED VALUE		390,988	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		390,988	
TOTAL JUST VALUE		390,988	
NCON VALUE		95,608	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		349,548	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: CINERA GROUP LLC						
GRANTEE: CRB INVESTMENT PROP						
1356/0626	3/19/2018	WD	Q	I	01	200,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W45 S16 E5 UOP= S6 E14 N6 W14\$ E32 UOP= S4 E4 N4 W4\$ E8N16\$.	

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
TOTAL OB/XF 0																

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

