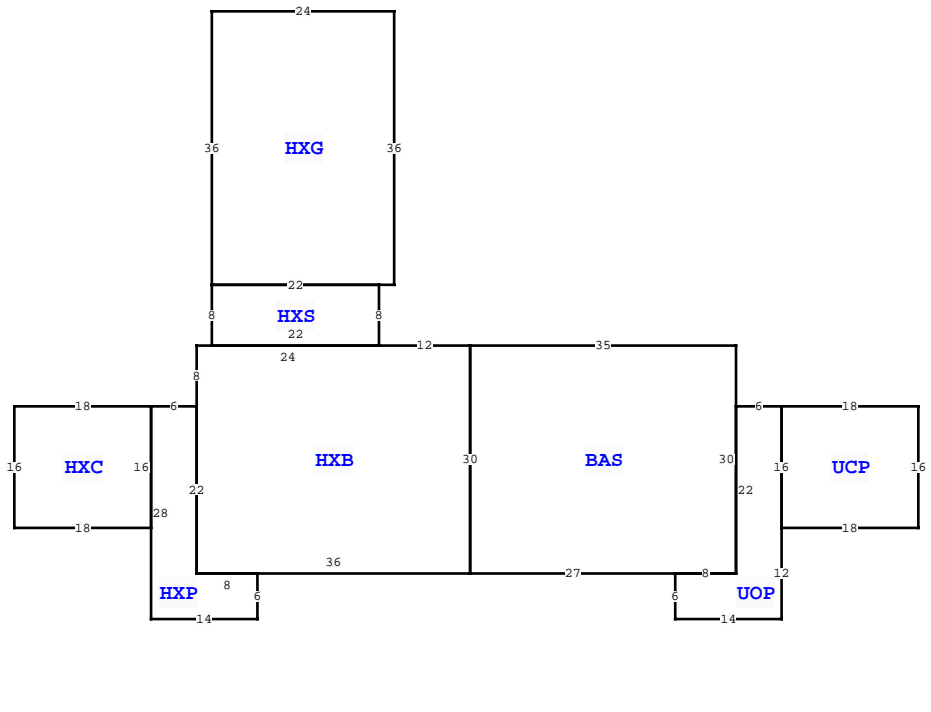


| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Story Height | | 0 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| 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 | | |
| 1 | DUPLX | 0% | - 0 | | | | | | | | | Heated Area: 2130 HX Base Yr | |



| Quality | | DOR CODE | | MAP NUM | | NEIGHBORHOOD/LOC | |
|---------------|------------------|-------------|---------------|--------------|----------------------|------------------|-------|
| 03 | 03 | 0800 | MULTI-FAM <10 | | 02 | 21417.010 | 1.00/ |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE | | |
| BAS | 1,050 | 100 | | 1,050 | 53,075 | | |
| HXB | 1,080 | 100 | | 1,080 | 54,591 | | |
| HXC | 288 | 25 | | 72 | 3,639 | | |
| HXG | 864 | 55 | | 475 | 24,010 | | |
| HXP | 216 | 30 | | 65 | 3,285 | | |
| HXS | 176 | 40 | | 70 | 3,539 | | |
| UCP | 288 | 20 | | 58 | 2,932 | | |
| UOP | 216 | 20 | | 43 | 2,173 | | |
| TOTALS | 4,178 | | | 2,913 | 147,245 | | |

119 SW COLISEUM PL, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 |
| INC DATE | | AG DATE | 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 |
| | | | | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 147,245 | | |
| TOTAL MARKET OB/XF VALUE | 0 | | |
| TOTAL LAND VALUE - MARKET | 24,200 | | |
| TOTAL MARKET VALUE | 171,445 | | |
| SOH/AGL Deduction | 0 | | |
| ASSESSED VALUE | 171,445 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 171,445 | | |
| TOTAL JUST VALUE | 171,445 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | 0 | | |
| PREVIOUS YEAR MKT VALUE | 162,882 | | |

SALE:2:1: LOT 7 BLOCK B 242 VILLAGE
SALE:1:1: LOT 7 BLK B 242 VILLAGE S/D
LAND:1:1: 1.03 AC: ASS'D AS 1 LOT: .50 AE/Y: .50 A

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000054781 | Roof Replacement | 20,500 | 01/22/2026 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1330/1361 | 2/06/2017 | PB | U | I | 18 | 0 |

GRANTOR: CLERK OF COURT
GRANTEE: HOWARD A SHEPARDSON
1328/0713 12/30/2016 QC U I 11 100
GRANTOR: HOWARD A SHEPARDSON
GRANTEE: HOWARD A SHEPARDSON

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W35HXB= W12 HXS= N8 HXG= E2 N36 W24 S36 E22\$ W22 S8 E22\$ W24 S8 HXP= W6 HXC= W18 S16 E18 N16\$ S28 E14 N6 W8N22\$ S22 E36 N30\$ S30 E27 UOP= S6 E14 N12 UCP= E18 N16W18 S16\$ N16 W6 S22 W8\$ E8 N30\$. | | | | | | | | | | | | | |

| 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 | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 0300 | C | MULTI-FAM | 0 | | A-1 | 150.00 | 300.00 | 0.50 | LT | | 1.00 | 1.00 | 1.10 | 22,000.00 | 24,200.00 | 12,100 | | | | | | | |
| 2 | 0300 | C | MULTI-FAM | 0 | | 00 | 0.00 | 0.00 | 0.50 | LT | | 1.00 | 1.00 | 1.10 | 22,000.00 | 24,200.00 | 12,100 | | | | | | | |