

| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 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 | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | 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 |
| 0800 | 02 | 1,892 | 91.9000 | 57.90 | 109,547 | 1974 | 1974 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2024 Heated Area: 1344 HX Base Yr 2024

| Quality | 05 | 05 | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | MKT AREA | 02 | | | |
| NEIGHBORHOOD/LOC | 21417.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,344 | 100 | | 1,344 | 31,127 |
| FCP | 204 | 25 | | 51 | 1,181 |
| FEP | 288 | 85 | | 245 | 5,674 |
| FSP | 288 | 40 | | 115 | 2,664 |
| FST | 108 | 55 | | 59 | 1,366 |
| UCP | 252 | 20 | | 50 | 1,158 |
| UOP | 18 | 25 | | 4 | 93 |
| UST | 54 | 45 | | 24 | 556 |
| TOTALS | 2,556 | | | 1,892 | 43,819 |

| L | 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 24 | 1.00 | UT | 0.00 | 100 | 1995 | 1995 | 3 | 100 | 500 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

| | | | |
|----------------|--|------------------------------|------------|
| EXTRA FEATURES | | 169 SW SPARTAN LN, LAKE CITY | |
| BLD DATE | | LGL DATE | 05/08/2026 |
| XF DATE | | LAND DATE | MLU |
| INC DATE | | AG DATE | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|--------|
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 43,819 |
| TOTAL MARKET OB/XF VALUE | | | 7,500 |
| TOTAL LAND VALUE - MARKET | | | 15,120 |
| TOTAL MARKET VALUE | | | 66,439 |
| SOH/AGL Deduction | | | 9,830 |
| ASSESSED VALUE | | | 56,609 |
| TOTAL EXEMPTION VALUE | HX HB WX | 36,609 | |
| BASE TAXABLE VALUE | | | 20,000 |
| TOTAL JUST VALUE | | | 66,439 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 61,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000046619 | Electrical Servic | 0 | 03/01/2023 |
| 7159 | RECONNECT | 60 | 05/13/1993 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1490/544 | 4/27/2023 | QC | U | I | 30 | 0 |

GRANTOR: BARBER CHRISTIAN
GRANTEE: FRISINA KAY G
1423/1962 11/09/2020 WD U I 30 30,000
GRANTOR: KAY G FRISINA
GRANTEE: CHRISTIAN & KALI LO

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W24 S32 FEP= W12 S24 E12 N24\$ S24 E24 FCP= E12 UCP= S4 E12 N21 W12 S17 \$ N17 W12 S17\$ N17 FSP= E12 N24 W12S24\$ N24 FST= E12 N9 W12 S9\$ N9 UST= E9 UOP= E3 N6 W3 S6\$N6 W9 S6\$ N6\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 7,500 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 0.84 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 15,120 | | | | | | | |