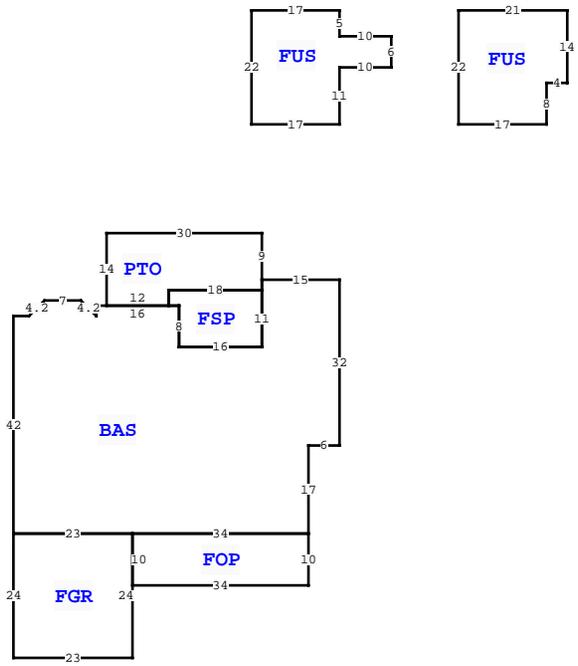




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 70 |
| Exterior Wall | 32 | HARDIE BRD | 30 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 50 |
| Interior Floor | 15 | HARDTILE | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1.5 | 1.5 | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 04 | 04 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 22316.010 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,615 | 100 | |
| FGR | 552 | 55 | |
| FOP | 340 | 30 | |
| FSP | 182 | 40 | |
| FUS | 430 | 100 | |
| FUS | 434 | 100 | |
| PTO | 366 | 5 | |
| TOTALS | 4,919 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----------------|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 100% | - 2023 | | | | | | | | | |
| | | | | | Heated Area: 3479 | | | | | | | |
| | | | | | | HX Base Yr 2023 | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | STANDARD | | | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | 504,268 | | | |
| TOTAL MARKET OB/XF VALUE | 9,980 | | | |
| TOTAL LAND VALUE - MARKET | 61,250 | | | |
| TOTAL MARKET VALUE | 575,498 | | | |
| SOH/AGL Deduction | 18,924 | | | |
| ASSESSED VALUE | 556,574 | | | |
| TOTAL EXEMPTION VALUE | HX HB 51,411 | | | |
| BASE TAXABLE VALUE | 505,163 | | | |
| TOTAL JUST VALUE | 575,498 | | | |
| NCON VALUE | 0 | | | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | 581,963 | | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 25455 | REMODEL | 0 | 01/24/2007 |
| 20620 | SFR | 449 | 04/21/2003 |

| SALES DATA | | | | | | |
|------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1467/2589 | 5/26/2022 | WD Q | Q | I | 01 | 566,000 |
| GRANTOR: GURNEY JAN | | | | | | |
| GRANTEE: KUNIS SCOTT C | | | | | | |
| 979/2644 | 3/31/2003 | WD Q | V | 03 | | 35,500 |
| GRANTOR: WILLIAM ROWAN | | | | | | |
| GRANTEE: GURNEY JAN | | | | | | |

| EXTRA FEATURES | | 268 NW SCENIC LAKE DR, LAKE CITY | |
|----------------|------------|----------------------------------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0180 | FPLC 1STRY | 0 100 |
| 2 | 0166 | CONC, PAVMT | 0 100 |
| 3 | 0169 | FENCE/WOOD | 0 100 |

| 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 | 0180 | FPLC 1STRY | 0 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2003 | 2003 | 3 | 100 | 2,000 | |
| 2 | 0166 | CONC, PAVMT | 0 100 | 0 | 0 | 3,240.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 6,480 | |
| 3 | 0169 | FENCE/WOOD | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,500 | |
| TOTAL OB/XF 9,980 | | | | | | | | | | | | | | | | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/03/2025 | MLU |

| BUILDING NOTES | |
|---|--|
| BUILDING DIMENSIONS | |
| BAS=[ORIG=0,0] W15 S2 S11 W16 N8 W16 S2 U3L3 W7 D3L3 W3 S42 E23 E34 N17 E6 N32 \$ | |
| FGR=[ORIG=-63,49] S24 E23 N24 W23 \$ | |
| FUS=[ORIG=0,-30] N11 E10 N6 W10 N5 W17 S22 E17 \$ | |
| FUS=[ORIG=40,-30] N8 E4 N14 W21 S22 E17 \$ | |
| PTO=[ORIG=-15,0] N9 W30 S14 E12 N3 E18 N2 \$ | |
| FOP=[ORIG=-40,49] S10 E34 N10 W34 \$ | |
| FSP=[ORIG=-15,2] W18 S3 E2 S8 E16 N11 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF 9,980 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.75 | 35,000.00 | 61,250.00 | 61,250 | | | | | | | |