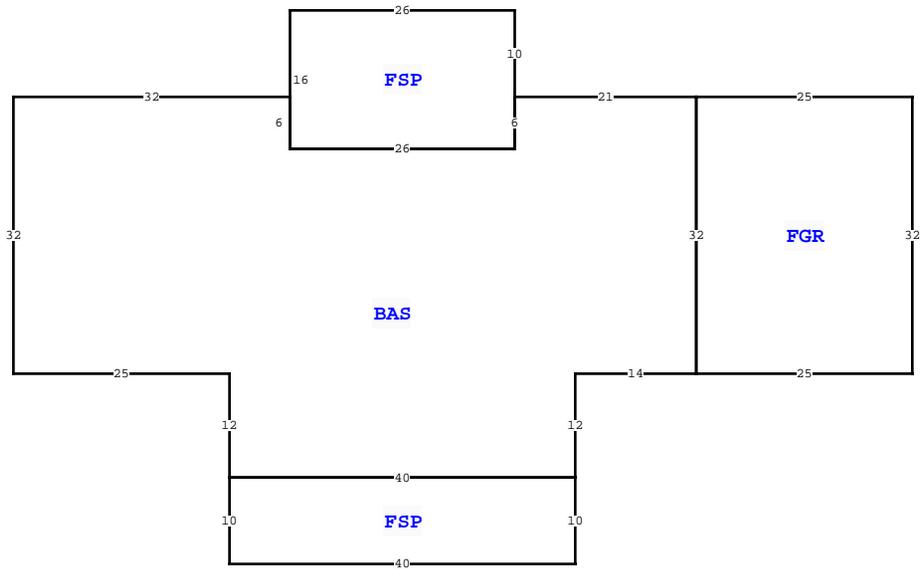




| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 19 | COMMON BRK | 100 | | |
| Roof Structur | 08 | IRREGULAR | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 15 | HARDTILE | 100 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 3 | 100 | | |
| Bathrooms | | 2 | 100 | | |
| Frame | 02 | WOOD FRAME | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Architctual Units | 05 | CONV | 100 | | |
| | | 0 | 100 | | |
| Quality | 07 | 07 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | 03 | | |
| NEIGHBORHOOD/LOC | 24316.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,852 | 100 | | 2,852 | 393,610 |
| FGR | 800 | 55 | | 440 | 60,725 |
| FSP | 400 | 40 | | 160 | 22,082 |
| FSP | 416 | 40 | | 166 | 22,910 |
| TOTALS | 4,468 | | | 3,618 | 499,327 |

| 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% | - 2019 | | | | | | | | |
| | | | | | Heated Area: 2852 | | | | | | |
| | | | | | | HX Base Yr 2019 | | | | | |



| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 499,327 | |
| TOTAL MARKET OB/XF VALUE | | | 12,295 | |
| TOTAL LAND VALUE - MARKET | | | 48,000 | |
| TOTAL MARKET VALUE | | | 559,622 | |
| SOH/AGL Deduction | | | 358,503 | |
| ASSESSED VALUE | | | 201,119 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 149,708 | |
| TOTAL JUST VALUE | | | 559,622 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 548,115 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-------|------------|
| 36096 | GARAGE | 259 | 12/14/2017 |
| 36047 | SFR | 1,525 | 11/30/2017 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1314/2752 | 5/10/2016 | WD | U | V | 11 | 100 |
| GRANTOR: FRANZ H & MELISSA MET | | | | | | |
| GRANTEE: FRANZ H & MELISSA M | | | | | | |
| 1045/1497 | 4/28/2005 | WD | Q | V | | 70,000 |
| GRANTOR: COBBLESTONE OF COLUMB | | | | | | |
| GRANTEE: FRANZ H & MELISSA M | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | 493 NW AMBLESIDE DR, LAKE CITY | |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|------|--------|--------------------------------|-------|
| 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 | 100 | 0 | 0 | | 1.00 | UT 1,200.00 | 1,200.00 | 100 | 2018 | 2018 | 3 | 100 | 1,200 |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | 1.00 | UT 1,200.00 | 1,200.00 | 100 | 2018 | 2018 | 3 | 100 | 1,200 |
| 3 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | | 5,608.00 | UT 1.30 | 1.30 | 100 | 2018 | 2018 | 3 | 100 | 7,290 |
| 4 | 0031 | BARN,MT AE | 0 | 100 | 30 | 50 | | 1.00 | UT 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,500 |
| 5 | 0251 | LEAN TO W/ | 0 | 100 | 14 | 50 | | 1.00 | UT 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 700 |
| 6 | 0166 | CONC,PAVMT | 0 | 100 | 3 | 60 | | 180.00 | UT 2.25 | 2.25 | 100 | 2018 | 2018 | 3 | 100 | 405 |
| TOTAL OB/XF | | | | | | | | | | | | | | | 12,295 | |

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

| BUILDING NOTES | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
| BAS= W21 FSP= N10 W26 S16 E26 N6\$ S6 W26 N6 W32 S32 E25 S12 | | | | | | | | | | | | | | |
| FSP= S10 E40 N10 W40\$ E40 N12 E14 FGR= E25 N32 W25 S32\$ N32\$. | | | | | | | | | | | | | | |

| 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 | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 48,000.00 | 48,000.00 | 48,000 | | | | | | | |