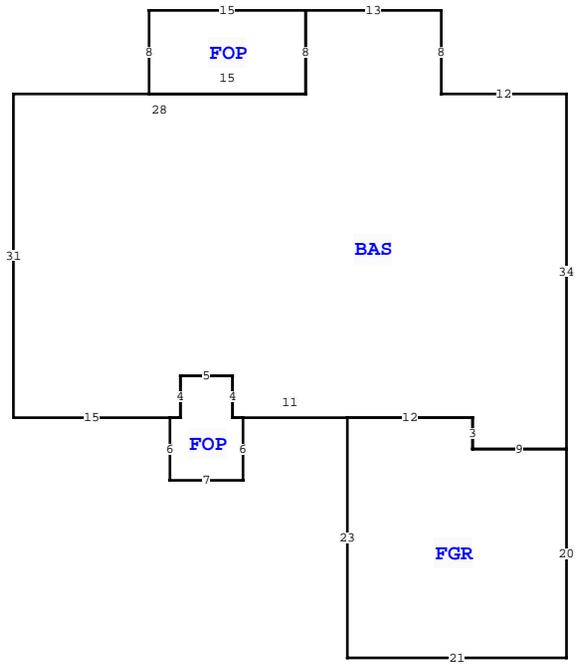


| ELEMENT | CD | BUILDING CHARACTERISTICS CONSTRUCTION |
|---------------|----|---------------------------------------|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 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 |
| Units | | 0 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 2,060 | 118.5030 | 135.09 | 278,285 | 2019 | 2019 | 0 | 0 | 6.00 | 94.00 | | |
| 1 SINGLE FAM 100% - 2025 Heated Area: 1754 HX Base Yr 2025 | | | | | | | | | | | | | |



| Quality | 06 | 06 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 06 | | | |
| NEIGHBORHOOD/LOC | 24416.040 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,754 | 100 | | 1,754 | 222,731 |
| FGR | 456 | 55 | | 251 | 31,874 |
| FOP | 62 | 30 | | 19 | 2,413 |
| FOP | 120 | 30 | | 36 | 4,571 |
| TOTALS | 2,392 | | | 2,060 | 261,588 |

335 SW ARROWBEND DR, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 |
| 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 |
| 1 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 744.00 | UT | 2.25 | 2.25 | 100 | 2019 | 2019 | 3 | 100 | 1,674 | |
| 2 | 0120 | CLFENCE | 4 | 0 | 100 | 1.00 | UT | 800.00 | 800.00 | 100 | 2025 | 2024 | | 100 | 800 | |

| COLUMBIA COUNTY PROPERTY VALUATION SUMMARY | | |
|--|-----------|--------|
| VALUATION BY | STANDARD | |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | 261,588 | |
| TOTAL MARKET OB/XF VALUE | 2,474 | |
| TOTAL LAND VALUE - MARKET | 35,000 | |
| TOTAL MARKET VALUE | 299,062 | |
| SOH/AGL Deduction | 0 | |
| ASSESSED VALUE | 299,062 | |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | 247,651 | |
| TOTAL JUST VALUE | 299,062 | |
| NCON VALUE | 0 | |
| INCOME VALUE | 0 | |
| PREVIOUS YEAR MKT VALUE | 297,207 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 38115 | SFR | 893 | 05/15/2019 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1558/1249 | 1/12/2026 | WD Q | Q | I | 01 | 370,000 |
| GRANTOR: STEPHENS JAKE JAMES G | | | | | | |
| GRANTEE: LEYVA FERNANDO G | | | | | | |
| 1525/758 | 10/08/2024 | WD Q | Q | I | 01 | 359,000 |
| GRANTOR: LOGAN MEAGAN | | | | | | |
| GRANTEE: STEPHENS JAKE JAMES | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W12 N8 W13 FOP= W15 S8 E15 N8 S8 W28 S31 E15 FOP= S6 E7 N6 W1N4 W5 S4 W1 S E1 N4 E5 S4 E11 FGR= S23 E21 N20 W9 N3 W12 S E12 S3 E9 N34 S. | | | | | | | | | | | | | |

| 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 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |