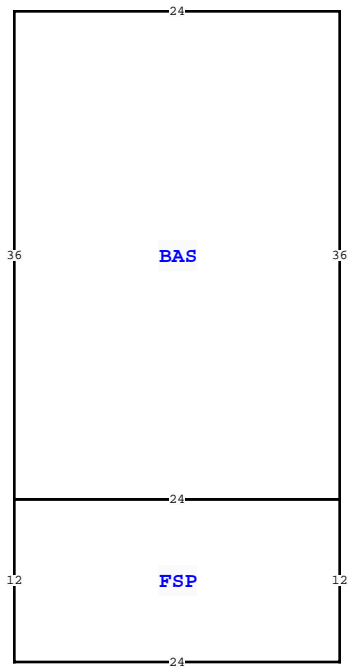


| ELEMENT | CD | CONSTRUCTION |
|---------------|----|----------------|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 50 |
| Roof Cover | 12 | MODULAR MT 50 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 979 | 92.6640 | 103.78 | 101,601 | 1955 | 1955 | 0 | 0 | 35.00 | 65.00 | | |
| 1 SINGLE FAM 0% - 2024 Heated Area: 864 HX Base Yr | | | | | | | | | | | | | |



| MAP NUM | MKT AREA | 03 | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| NEIGHBORHOOD/LOC | 26216.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 864 | 100 | | 864 | 58,283 |
| FSP | 288 | 40 | | 115 | 7,758 |
| TOTALS | 1,152 | | | 979 | 66,041 |

421 NW EDGAR TER, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2026 |
| INC DATE | | AG DATE | MLU |

| 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 150 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 800 | |
| 4 | 0263 | PRCH, USP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 300 | |
| 5 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 1,200 | |
| 6 | 0070 | CARPORT UF | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 300 | |

TOTAL OB/XF 2,900

| 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 | 0 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 6,500 | | | | | | | |
| 2 | 9900 | C | AC NON-AG | 0 | | | | | 15.03 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 97,695 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 66,041 | | |
| TOTAL MARKET OB/XF VALUE | 2,900 | | |
| TOTAL LAND VALUE - MARKET | 104,195 | | |
| TOTAL MARKET VALUE | 173,136 | | |
| SOH/AGL Deduction | 1,605 | | |
| ASSESSED VALUE | 171,531 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 171,531 | | |
| TOTAL JUST VALUE | 173,136 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 157,106 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 16806 | M H | 125 | 03/28/2000 |
| 11060 | M H | 125 | 04/19/1996 |
| 10387 | M H | 125 | 10/26/1995 |
| 7937 | M H | 100 | 12/20/1993 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1501/2557 | 10/04/2023 | QC | U | I | 11 | 100 |
| GRANTOR: SPRADLEY BRANNON DELA | | | | | | |
| GRANTEE: SPRADLEY BRANNON DE | | | | | | |
| 1431/1167 | 3/01/2021 | LE | U | I | 14 | 100 |
| GRANTOR: SPRADLEY SIDNEY DELAN | | | | | | |
| GRANTEE: SPRADLEY SIDNEY DEL | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W24 S36 FSP= S12 E24 N12 W24\$ E24 N36\$. | |