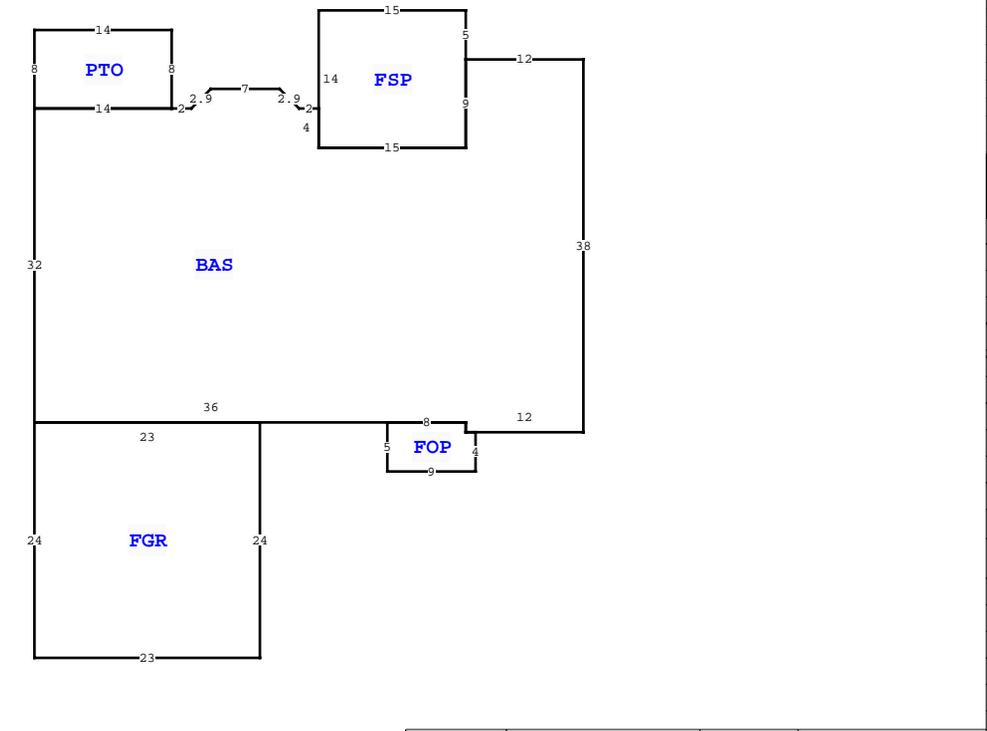


| BUILDING CHARACTERISTICS |                      |
|--------------------------|----------------------|
| ELEMENT                  | CD                   |
| Exterior Wall            | 16 WD FR STUC 100    |
| Roof Structur            | 08 IRREGULAR 100     |
| Roof Cover               | 03 COMP SHNGL 100    |
| Interior Wall            | 05 DRYWALL 100       |
| Interior Floor           | 14 CARPET 80         |
| Interior Floor           | 15 HARDTILE 20       |
| 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            |
| Architectual Units       | 05 CONV 100<br>0 100 |
| Condition Adj            | 03 03 100            |
| Kitchen Adjus            | 01 01 100            |
| Quality                  | 07 07                |
| DOR CODE                 | 0100 SINGLE FAMILY   |
| MAP NUM                  | MKT AREA 06          |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |       |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |
| 0100               | 01  | 2,229     | 123.9282    | 138.80         | 309,385        | 2003 | 2003 | 0    | 0    | 0    | 33.00  | 67.00 |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 1,822            | 100         |      | 1,822        | 169,439              |
| FGR           | 552              | 55          |      | 304          | 28,271               |
| FOP           | 44               | 30          |      | 13           | 1,209                |
| FSP           | 210              | 40          |      | 84           | 7,812                |
| PTO           | 112              | 5           |      | 6            | 558                  |
| <b>TOTALS</b> | <b>2,740</b>     |             |      | <b>2,229</b> | <b>207,288</b>       |

324 NW MALLARD PL, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/03/2025 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   | 0   | 0 | 0 | 1,168.00 | UT | 2.00     | 2.00           | 100       | 2003    | 2003        | 3 | 100    | 2,336           |       |
| 2              | 0104       | GENERATOR   | 0   | 0   | 0 | 0 | 1.00     | UT | 6,000.00 | 6,000.00       | 100       | 2026    | 2025        |   | 95     | 5,700           |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,036       |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |        |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 0140     | C   | SFR GOLF             | 0   |     | RSF-2    | 75.00 | 180.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.20    | 35,000.00  | 42,000.00      | 42,000     |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,036       |  |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |           |  |  |
|---------------------------|-----------|--|--|
| VALUATION SUMMARY         |           |  |  |
| VALUATION BY              | STANDARD  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |
| BUILDING MARKET VALUE     | 207,288   |  |  |
| TOTAL MARKET OB/XF VALUE  | 8,036     |  |  |
| TOTAL LAND VALUE - MARKET | 42,000    |  |  |
| TOTAL MARKET VALUE        | 257,324   |  |  |
| SOH/AGL Deduction         | 0         |  |  |
| ASSESSED VALUE            | 257,324   |  |  |
| TOTAL EXEMPTION VALUE     | 0         |  |  |
| BASE TAXABLE VALUE        | 257,324   |  |  |
| TOTAL JUST VALUE          | 257,324   |  |  |
| NCON VALUE                | 5,700     |  |  |
| INCOME VALUE              |           |  |  |
| PREVIOUS YEAR MKT VALUE   | 256,265   |  |  |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000053477  | Generator        |        | 06/27/2025 |
| 000046299  | Roof Replacement | 18,010 | 01/19/2023 |
| 20626      | SFR              | 320    | 04/22/2003 |

| SALES DATA                    |            |           |     |     |        |            |
|-------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1374/0591                     | 12/10/2018 | WD        | Q   | I   | 01     | 185,000    |
| GRANTOR: HELEN C FISHTER      |            |           |     |     |        |            |
| GRANTEE: LC VIKING LLC        |            |           |     |     |        |            |
| 1334/0785                     | 3/27/2017  | LE        | U   | I   | 14     | 100        |
| GRANTOR: HELEN C FISHTER      |            |           |     |     |        |            |
| GRANTEE: HELEN FISHTER (LE) R |            |           |     |     |        |            |

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

| BUILDING DIMENSIONS                                         |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W12 FSP= N5 W15 S14 E15 N9S S9 W15 N4 W2 L2 U2 W7 D2   |  |  |  |  |  |  |  |  |  |  |  |  |
| L2 W2 PTO= N8 W14 S8 E14S W14 S32 FGR= S24 E23 N24 W23S E36 |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP= S5 E9 N4 W1 N1 W8S E8 S1 E12 N38S.                     |  |  |  |  |  |  |  |  |  |  |  |  |