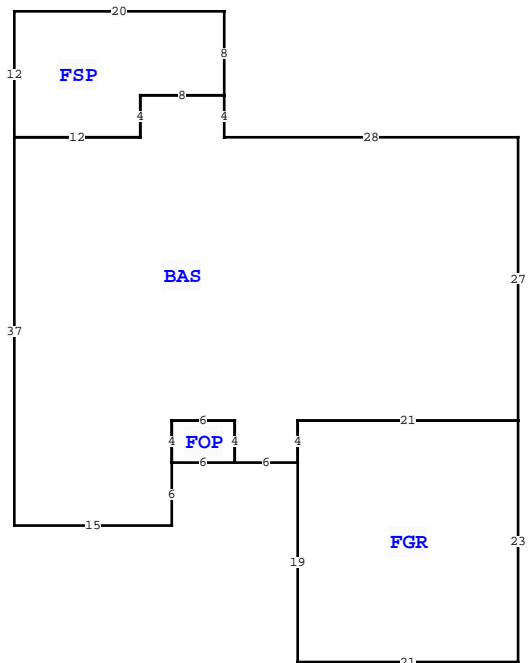




| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 32 | HARDIE BRD | 100 | | |
| Roof Structur | 08 | IRREGULAR | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 13 | LAM/VNLPLK | 50 | | |
| Interior Floor | 14 | CARPET | 50 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 3 | 100 | | |
| Bathrooms | | 2.5 | 100 | | |
| Frame | 01 | NONE | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Architectual Units | 05 | CONV | 100 | | |
| Condition Adj | 03 | 03 | 100 | | |
| Kitchen Adjus | 01 | 01 | 100 | | |
| Quality | 07 | 07 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | 06 | | |
| NEIGHBORHOOD/LOC | 26316.030 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,502 | 100 | | 1,502 | 160,064 |
| FGR | 483 | 55 | | 266 | 28,347 |
| FOP | 24 | 30 | | 7 | 746 |
| FSP | 208 | 40 | | 83 | 8,845 |
| TOTALS | 2,217 | | | 1,858 | 198,002 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,858 | 126.8685 | 142.09 | 264,003 | 1987 | 2000 | 0 | 0 | 25.00 | 75.00 | | |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1502 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 198,002 | |
| TOTAL MARKET OB/XF VALUE | | 3,600 | |
| TOTAL LAND VALUE - MARKET | | 38,500 | |
| TOTAL MARKET VALUE | | 240,102 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 240,102 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 240,102 | |
| TOTAL JUST VALUE | | 240,102 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 242,742 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
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| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1499/14 | 4/20/2023 | QC | U | I | 11 | 100 |
| GRANTOR: DOMINION REAL ESTATE | | | | | | |
| GRANTEE: THE THEOS TRUST | | | | | | |
| 1462/1790 | 3/17/2022 | QC | U | I | 11 | 100 |
| GRANTOR: DOMINION ESTATE LLC | | | | | | |
| GRANTEE: DOMINION REAL ESTAT | | | | | | |

| EXTRA FEATURES | | 216 NW MALLARD PL, 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 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |

| LAND DESCRIPTION | | TOTAL OB/XF 3,600 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|---------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 2107.00 | 126.00 | 1.00 | LT | | 1.00 | 1.00 | 1.10 | 35,000.00 | 38,500.00 | 38,500 | | | | | | | |

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

| BUILDING DIMENSIONS | |
|---------------------|--|
| BAS= | W28 N4 FSP= N8 W20 S12 E12 N4 E8\$ W8 S4 W12 S37 E15 N6 |
| FOP= | E6 N4 W6 S4\$ N4 E6 S4E6 FGR= S19 E21 N23 W21 S4\$ N4 E21 N27\$. |