

| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 19 | COMMON BRK | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 14 | PREFIN MT | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 14 | CARPET | 90 | | |
| Interior Floor | 06 | VINYL ASB | 10 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 4 | 100 | | |
| Bathrooms | | 2 | 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 | 06 | 06 | | | |
| 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 | 2,671 | 100 | | 2,671 | 233,946 |
| FGR | 609 | 55 | | 335 | 29,342 |
| FOP | 240 | 30 | | 72 | 6,306 |
| TOTALS | 3,520 | | | 3,078 | 269,594 |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01 | 3,078 | 118.2038 | 134.75 | 414,760 | 1977 | 1977 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 2671 HX Base Yr 2015

159 NW CLUBVIEW CIR, LAKE CITY

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|------------|---------|
| | | | | 04/14/2026 | MLU |

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Valuation Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 269,594 |
| TOTAL MARKET OB/XF VALUE | | 4,300 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 308,894 |
| SOH/AGL Deduction | | 146,357 |
| ASSESSED VALUE | | 162,537 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 111,126 |
| TOTAL JUST VALUE | | 308,894 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 304,172 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000045802 | Solar Power Syste | 25,839 | 10/28/2022 |
| 40162 | REMODEL | 0 | 07/16/2020 |
| 37571 | MAINT/ALTR | 105 | 12/26/2018 |

SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| 1285/0294 | 11/14/2014 | WD | Q | I | 01 | 135,000 |
| GRANTOR: FEDERAL HOME LOAN MOR | | | | | | |
| GRANTEE: DARRELL E & SANDRA | | | | | | |
| 1279/0795 | 6/16/2014 | WD | U | I | 12 | 156,100 |
| GRANTOR: LISA B STEWART | | | | | | |
| GRANTEE: FEDERAL HOME LOAN M | | | | | | |

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 N12 W23 S12 W15 FGR= W21 S29 E21 N29\$ S29 E13S2 FOP= S5 E45 N5 W20 N3 W5 S3 W20\$ E20 N3 E5 S3 E20 N2 E22 N29\$.

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 | 0 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,000 | |
| 2 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 280.00 | UT | 7.50 | 100 | 1993 | 1993 | 3 | 100 | 2,100 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 1,000 | |

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 | 0100 | C | SFR | 100 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |