

| ELEMENT | CD | CONSTRUCTION |
|--------------------|-----|-------------------|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNLPLK 80 |
| Interior Floor | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.1 | 1. 100 |
| Architectual Units | 05 | CONV 100 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0210 | 01 | 1,811 | 141.0860 | 134.03 | 242,728 | 2004 | 2004 | 0 | 0 | 45.00 | 55.00 | |
| 1 MODULAR 1 100% - 2020 Heated Area: 1560 HX Base Yr 2020 | | | | | | | | | | | | |

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

| | | |
|------------------|-------------------|-------------|
| Quality | 07 | 07 |
| DOR CODE | 0201 MODULAR HOME | |
| MAP NUM | | 06 |
| NEIGHBORHOOD/LOC | 27316.090 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 1,560 | 100 |
| FCP | 420 | 25 |
| FOP | 144 | 30 |
| UOP | 40 | 20 |
| USP | 272 | 35 |
| TOTALS | 2,436 | |

| 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 | 10 | 95 | | 1.50 | 100 | 2004 | 2004 | 3 | 100 | 1,425 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 2,000 | |
| 4 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 400 | |

| | | | |
|----------------|-------|---------------------------------|---------|
| EXTRA FEATURES | | 213 NW KENSINGTON LN, LAKE CITY | |
| TOTALS | 2,436 | 1,811 | 133,500 |

| 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 | 0201 | C | MOD HOME | 100 | | RSF/MH | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 25,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|----------|-------------|---|
| VALUATION BY | | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 133,500 | |
| TOTAL MARKET OB/XF VALUE | | | 5,825 | |
| TOTAL LAND VALUE - MARKET | | | 25,000 | |
| TOTAL MARKET VALUE | | | 164,325 | |
| SOH/AGL Deduction | | | 42,737 | |
| ASSESSED VALUE | | | 121,588 | |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 | |
| BASE TAXABLE VALUE | | | 70,177 | |
| TOTAL JUST VALUE | | | 164,325 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 153,180 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000046938 | Roof Replacement | 10,396 | 04/11/2023 |
| 21896 | M H | 365 | 05/20/2004 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1390/2119 | 7/31/2019 | WD Q | Q | I | 01 | 136,500 |

| |
|--|
| GRANTEE: MICHAEL MOLL & SHERRY |
| GRANTOR: EVA M BERGOINE |
| 1327/0552 12/09/2016 TR Q I 01 100,000 |
| GRANTOR: ROY J & JEAN BRINKMAN |
| GRANTEE: MICHAEL MOLL & SHER |

| BUILDING NOTES | |
|--|--|
| BUILDING DIMENSIONS | |
| BAS=[ORIG=0,0] W54 S13 E8 S13 E2 E18 S12 E13 N4 E13 N34 \$ | |
| FCP=[ORIG=-58,0] W16 S23 E20 N13 W4 N10 \$ | |
| FOP=[ORIG=-44,26] S8 E18 N8 W18 \$ | |
| UOP=[ORIG=-54,0] W4 S10 E4 N10 \$ | |
| USP=[YR=2023;ORIG=-34,0] N6 W8 N8 W16 S14 E24 \$ | |