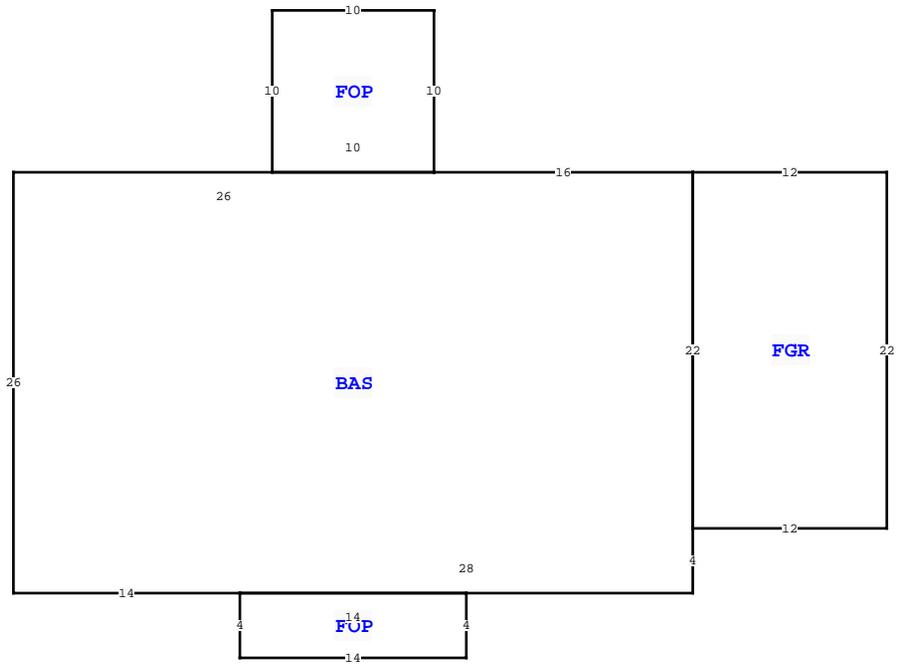


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 70 |
| Exterior Wall | 31 | VINYL SID | 30 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 08 | SHT VINYL | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 2 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 27416.010 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,092 | 100 | |
| FGR | 264 | 55 | |
| FOP | 56 | 30 | |
| FOP | 100 | 30 | |
| TOTALS | 1,512 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|-----------------------------------|------------|-------------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% - 2020 | | | | | | | | | |
| Heated Area: 1092 HX Base Yr 2020 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---|-------------|--------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 137,594 |
| TOTAL MARKET OB/XF VALUE | | | 3,784 |
| TOTAL LAND VALUE - MARKET | | | 28,000 |
| TOTAL MARKET VALUE | | | 169,378 |
| SOH/AGL Deduction | | | 44,238 |
| ASSESSED VALUE | | | 125,140 |
| TOTAL EXEMPTION VALUE | HX HB SX | | 101,411 |
| BASE TAXABLE VALUE | | | 23,729 |
| TOTAL JUST VALUE | | | 169,378 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 171,254 |
| SALE:5:1: LOT 53 PHASE II DEVELOPER TO CONTRACTOR | | | |
| SALE:4:1: LOT 53 PHASE III SPRINGFIELD ESTATES | | | |
| SALE:3:1: LOT 53 PHASE II SPRINGFIELD | | | |
| PRMT:1:1: SFD, SEPTIC & UTILITY | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 7457 | SFR | 27,000 | 08/05/1993 |
| 6740 | SFR | 31,000 | 01/07/1993 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1397/0521 | 10/22/2019 | WD | Q | I | 01 | 129,900 |
| GRANTOR: CURTIS & DAPHINE SIST | | | | | | |
| GRANTEE: CATHY WERNICK | | | | | | |
| 1310/2247 | 3/02/2016 | WD | U | I | 37 | 65,000 |
| GRANTOR: BERNARD J FEDERMEYER | | | | | | |
| GRANTEE: CURTIS & DAPHINE SI | | | | | | |

| EXTRA FEATURES | | 268 SW BRANDY WAY, LAKE CITY | |
|----------------|------------|------------------------------|----------------|
| L N | OB/XF CODE | DESCRIPTION | ADJ UNIT PRICE |
| 1 | 0166 | CONC, PAVMT | 1.50 |
| 2 | 0190 | FPLC PF | 1,200.00 |
| 3 | 0120 | CLFENCE 4 | 0.00 |
| 4 | 0294 | SHED WOOD/ | 5.00 |
| 5 | 0060 | CARPOT F | 5.00 |
| 6 | 0262 | PRCH, FOP | 0.00 |

| TOTAL OB/XF | | | | | | | | | | | |
|-------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 9 | 64 | UT | 1.50 | 1.50 | 100 | 0 |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | UT | 1,200.00 | 1,200.00 | 100 | 0 |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 1993 |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 12 | UT | 5.00 | 5.00 | 50 | 1994 |
| 5 | 0060 | CARPOT F | 0 | 100 | 12 | 17 | UT | 5.00 | 5.00 | 100 | 2007 |
| 6 | 0262 | PRCH, FOP | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2014 |
| TOTALS | | | | | | | | | | | |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| BLD DATE | | | |
| XF DATE | | | |
| LGL DATE | | | |
| LAND DATE | | | |
| AG DATE | | | |
| 04/08/2025 MLU | | | |

| BUILDING DIMENSIONS | | | |
|--|--|--|--|
| BAS= W16 FOP= N10 W10 S10 E10\$ W26 S26 E14 FOP= S4 E14N4 W14\$ E28 N4 FGR= E12 N22 W12 S22\$ N22\$. | | | |

| 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 | 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 | | RSF/MR | 07.00 | 193.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 28,000.00 | 28,000.00 | 28,000 | | | | | | | |