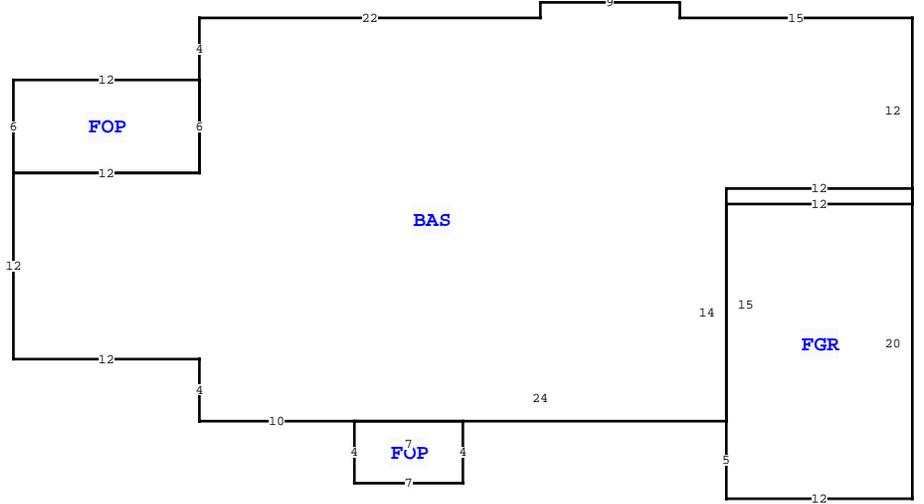


| BUILDING CHARACTERISTICS |           |                |
|--------------------------|-----------|----------------|
| ELEMENT                  | CD        | CONSTRUCTION   |
| Exterior Wall            | 16        | WD FR STUC 100 |
| Roof Structur            | 03        | GABLE/HIP 100  |
| Roof Cover               | 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                 |           | 3 100          |
| Bathrooms                |           | 2 100          |
| Frame                    |           | N/A 100        |
| Stories                  | 1.1       | 1. 100         |
| Architectual             | 05        | CONV 100       |
| Units                    |           | 0 100          |
| Condition Adj            | 03        | 03 100         |
| Kitchen Adjus            | 01        | 01 100         |
| Quality                  | 06        | 06             |
| DOR CODE                 | 0100      | SINGLE FAMILY  |
| MAP NUM                  |           | MKT AREA 01    |
| NEIGHBORHOOD/LOC         | 27416.010 | 1.00/          |

| MARKET ADJUSTMENTS                                 |     |           |             |                |                |      |      |      |      |       |        |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |
| 0100   | 01  | 1,343     | 123.8076    | 138.66         | 186,220        | 1992 | 1992 | 0    | 0    | 35.00 | 65.00  |  |
| 1 SINGLE FAM 100% - 0 Heated Area: 1181 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,181            | 100         |      | 1,181        | 106,442              |
| FGR       | 240              | 55          |      | 132          | 11,897               |
| FOP       | 28               | 30          |      | 8            | 721                  |
| FOP       | 72               | 30          |      | 22           | 1,983                |
| TOTALS    | 1,521            |             |      | 1,343        | 121,043              |

468 SW BRANDY WAY, LAKE CITY

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

| 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 | 50    | UT | 1.40     | 1.40           | 100       | 0       | 0           | 3 | 100    | 700             |       |
| 2   | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |       |
| 3   | 0296       | SHED METAL  | 0       | 100 | 0  | 0     | UT | 7.50     | 7.50           | 50        | 1993    | 1993        | 3 | 50     | 630             |       |
| 4   | 0258       | PATIO       | 0       | 100 | 10 | 10    | UT | 3.50     | 3.50           | 100       | 2007    | 2007        | 3 | 100    | 350             |       |

TOTAL OB/XF 2,880

| 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 |     | RSF/ME   | 20.00 | 186.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 28,000.00  | 28,000.00      | 28,000     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |           |             |
|---------------------------|-----------|-------------|
| VALUATION SUMMARY         |           | PAGE 1 of 1 |
| VALUATION BY              |           | STANDARD    |
| Tax Group: 3              | Tax Dist: |             |
| BUILDING MARKET VALUE     |           | 121,043     |
| TOTAL MARKET OB/XF VALUE  |           | 2,880       |
| TOTAL LAND VALUE - MARKET |           | 28,000      |
| TOTAL MARKET VALUE        |           | 151,923     |
| SOH/AGL Deduction         |           | 60,428      |
| ASSESSED VALUE            |           | 91,495      |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |
| BASE TAXABLE VALUE        |           | 40,084      |
| TOTAL JUST VALUE          |           | 151,923     |
| NCON VALUE                |           | 0           |
| INCOME VALUE              |           |             |
| PREVIOUS YEAR MKT VALUE   |           | 151,923     |

| 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 |
| 0758/0129                  | 3/24/1992 | WD        | U   | I   |        | 58,000     |
| GRANTOR: DAUGHTRY-CRAWFORD |           |           |     |     |        |            |
| GRANTEE: STEVEN BROOKER    |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W15 N1 W9 S1 W22 S4 FOP= W12 S6 E12 N6\$ S6 W12 S12 E12 S4 E10FOP= E7 S4 W7 N4\$E24 FGR= S5 E12 N20 W12 S15\$ N14 E12 N12\$. |  |  |  |  |  |  |  |  |  |  |  |  |