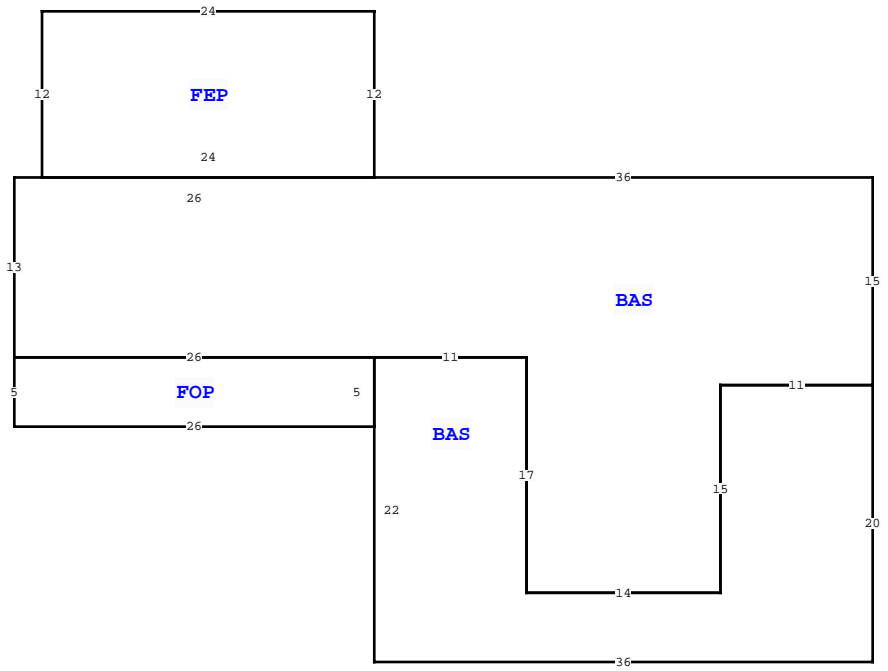


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| 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 | | |
| 0100 | 01 | 1,867 | 64.9539 | 72.75 | 135,824 | 1900 | 1988 | 0 | 0 | 0 | 35.00 | 65.00 | |
| 1 SINGLE FAM 0% - 2026 Heated Area: 1598 HX Base Yr | | | | | | | | | | | | | |



| | | |
|------------------|------------------|-------------|
| Quality | 03 | 03 |
| DOR CODE | 5000 IMPROVED AG | |
| MAP NUM | MKT AREA | 03 |
| NEIGHBORHOOD/LOC | 28217.00 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE |
| BAS | 532 | 100 |
| BAS | 1,066 | 100 |
| FEP | 288 | 80 |
| FOP | 130 | 30 |
| TOTALS | 2,016 | 1,867 |
| | | 88,286 |

2954 NE TRIPLE RUN RD, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 |
| INC DATE | | AG DATE | MLU |

| 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 | 0080 | DECKING | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 10 | 120.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 600 | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | 88,286 | | |
| TOTAL MARKET OB/XF VALUE | 1,000 | | |
| TOTAL LAND VALUE - MARKET | 86,025 | | |
| TOTAL MARKET VALUE | 99,718 | | |
| SOH/AGL Deduction | 0 | | |
| ASSESSED VALUE | 99,718 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 99,718 | | |
| TOTAL JUST VALUE | 175,311 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 158,106 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1544/720 | 7/10/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DOBSON STEPHEN S III | | | | | | |
| GRANTEE: DOBSON STEPHEN S II | | | | | | |
| 1092/1823 | 7/12/2006 | QC | Q | I | 01 | 100 |
| GRANTOR: CHRYSITINE DOBSON | | | | | | |
| GRANTEE: STEPHEN S DOBSON II | | | | | | |

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

| BUILDING DIMENSIONS |
|---|
| BAS= W36 FEP= N12 W24 S12 E24\$ W26 S13 FOP= S5 E26 N5 W26\$ E26 BAS= S22 E36N20 W11 S15 W14 N17 W11\$ E11 S17 E14 N15 E11 N15\$. |

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 7,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 10.47 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 2,932 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 10.47 | AC | | 1.00 | 1.00 | 1.00 | 7,500.00 | 7,500.00 | 78,525 | | | | | | | |