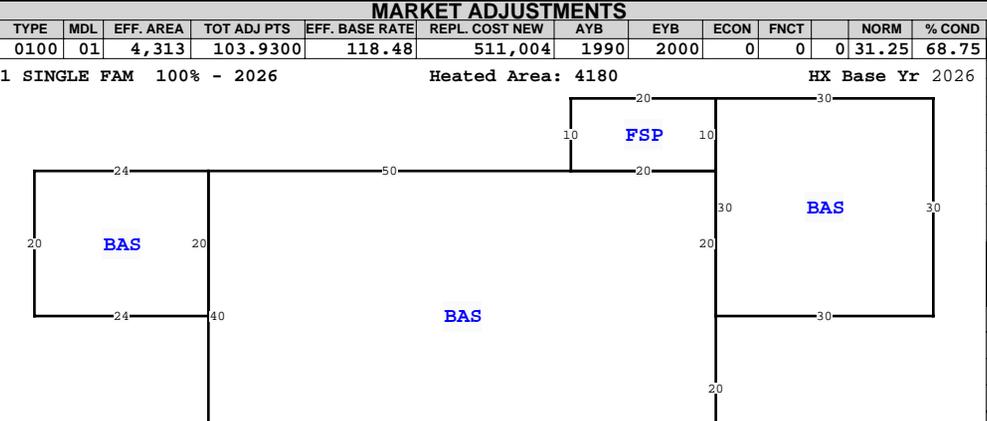


| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 31 | VINYL SID 80   |
| Exterior Wall  | 08 | WD OR PLY 20   |
| Roof Structure | 03 | GABLE/HIP 100  |
| Roof Cover     | 14 | PREFIN MT 100  |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 12 | HARDWOOD 90    |
| Interior Floor | 08 | SHT VINYL 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   | 05 | CONV 100       |
| Units          |    | 0 100          |
| Condition Adj  | 03 | 03 100         |
| Kitchen Adjus  | 01 | 01 100         |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 480              | 100         |      | 480          | 39,098               |
| BAS           | 900              | 100         |      | 900          | 73,310               |
| BAS           | 2,800            | 100         |      | 2,800        | 228,074              |
| FOP           | 176              | 30          |      | 53           | 4,317                |
| FSP           | 200              | 40          |      | 80           | 6,516                |
| <b>TOTALS</b> | <b>4,556</b>     |             |      | <b>4,313</b> | <b>351,315</b>       |

| TYPE | MDL        | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|------------|-------------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| 1    | SINGLE FAM | 100% - 2026 |             |                |                |     |     |      |      |      |        |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 351,315  |
| TOTAL MARKET OB/XF VALUE  |           | 11,400   |
| TOTAL LAND VALUE - MARKET |           | 35,280   |
| TOTAL MARKET VALUE        |           | 397,995  |
| SOH/AGL Deduction         |           | 107,043  |
| ASSESSED VALUE            |           | 290,952  |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411   |
| BASE TAXABLE VALUE        |           | 239,541  |
| TOTAL JUST VALUE          |           | 397,995  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 398,103  |

| PERMIT NUM | DESCRIPTION      | AMT | ISSUED     |
|------------|------------------|-----|------------|
| 41812      | LAND /MH NOT THE |     | 04/27/2021 |

| SALES DATA                    |           |           |       |       |        |            |
|-------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1545/2713                     | 7/29/2025 | WD        | Q     | I     | 01     | 440,000    |
| GRANTOR: ALEXANDER SETH R     |           |           |       |       |        |            |
| GRANTEE: GALUSTOV LINDSAY KE  |           |           |       |       |        |            |
| 1339/0055                     | 6/14/2017 | WD        | Q     | I     | 01     | 215,000    |
| GRANTOR: RAYMOND L & COLEEN M |           |           |       |       |        |            |
| GRANTEE: SETH R & KAREN M AL  |           |           |       |       |        |            |

| 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   | 0060       | CARPORT F   | 0       | 100 | 30 | 40    | 1,200.00 | UT    | 6.00           | 100       | 2010    | 2010        | 3 | 100    | 7,200           |       |
| 2   | 0190       | FPLC PF     | 0       | 100 | 0  | 0     | 1.00     | UT    | 1,200.00       | 100       | 1993    | 1993        | 3 | 100    | 1,200           |       |
| 3   | 9947       | Septic      | 0       | 100 | 0  | 0     | 1.00     | UT    | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |

| EXTRA FEATURES |  | 1576 NW SPRADLEY RD, LAKE CITY |            |
|----------------|--|--------------------------------|------------|
| BLD DATE       |  | LGL DATE                       | 04/15/2025 |
| XF DATE        |  | LAND DATE                      | MLU        |
| INC DATE       |  | AG DATE                        |            |

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

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W50 BAS= W24 S20 E24 N20\$ S40 E32 FOP= S8E22 N8 W22\$ E38 N20 BAS= E30 N30 W30 S30\$ N20 FSP= N10 W20 S10 E20\$ W20\$. |  |

| LAND DESCRIPTION |          | TOTAL OB/XF 11,400 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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  | 5.04        | AC        |     | 1.00     | 1.00   | 1.00    | 7,000.00   | 7,000.00       | 35,280     |                             |      |         |      |     |    |        |