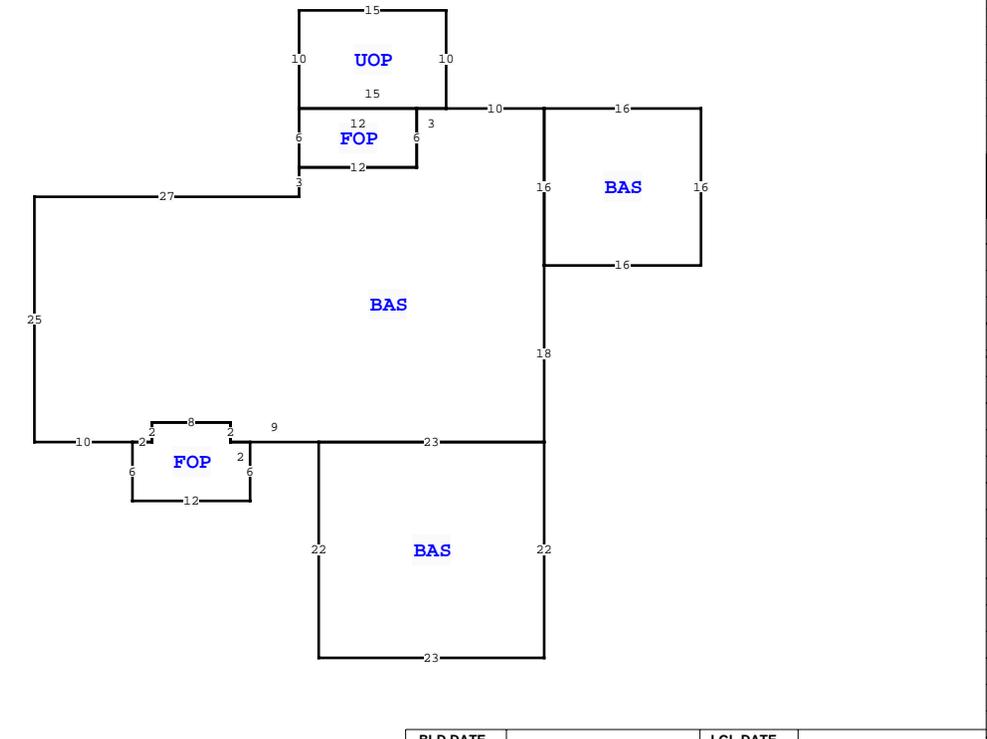


| ELEMENT            | CD  | CONSTRUCTION   |
|--------------------|-----|----------------|
| Exterior Wall      | 19  | COMMON BRK 100 |
| Roof Structur      | 08  | IRREGULAR 100  |
| Roof Cover         | 12  | MODULAR MT 100 |
| Interior Wall      | 05  | DRYWALL 100    |
| Interior Floor     | 14  | CARPET 90      |
| Interior Floor     | 08  | SHT VINYL 10   |
| 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       |
| Condition Adj      | 03  | 03 100         |
| Kitchen Adjus      | 01  | 01 100         |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 2,277     | 129.3732    | 144.90         | 329,937        | 1994 | 1994 | 0    | 0    | 31.00 | 69.00  |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 256              | 100         |      | 256          | 25,595               |
| BAS           | 506              | 100         |      | 506          | 50,590               |
| BAS           | 1,437            | 100         |      | 1,437        | 143,672              |
| FOP           | 72               | 30          |      | 22           | 2,200                |
| FOP           | 88               | 30          |      | 26           | 2,599                |
| UOP           | 150              | 20          |      | 30           | 2,999                |
| <b>TOTALS</b> | <b>2,509</b>     |             |      | <b>2,277</b> | <b>227,657</b>       |

871 NW HORIZON ST, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/07/2025 |
| 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 | 0 | 1.00   | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 830             |       |
| 2   | 0210       | GARAGE U    | 0       | 100 | 0 | 760.00 | UT | 18.00 | 18.00          | 100       | 1996    | 1996        | 3 | 100    | 13,680          |       |

TOTAL OB/XF 14,510

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 |     | A-3      | 0.00  | 0.00  | 2.55        | AC        |     | 1.00      | 1.00   | 1.00    | 20,000.00  | 20,000.00      | 51,000     |                             |      |         |      |     |    |        |

| VALUATION SUMMARY         |  | STANDARD |
|---------------------------|--|----------|
| VALUATION BY              |  |          |
| Tax Group: 3              |  |          |
| Tax Dist:                 |  |          |
| BUILDING MARKET VALUE     |  | 227,657  |
| TOTAL MARKET OB/XF VALUE  |  | 14,510   |
| TOTAL LAND VALUE - MARKET |  | 51,000   |
| TOTAL MARKET VALUE        |  | 293,167  |
| SOH/AGL Deduction         |  | 95,700   |
| ASSESSED VALUE            |  | 197,467  |
| TOTAL EXEMPTION VALUE     |  | 111,411  |
| BASE TAXABLE VALUE        |  | 86,056   |
| TOTAL JUST VALUE          |  | 293,167  |
| NCON VALUE                |  | 0        |
| INCOME VALUE              |  |          |
| PREVIOUS YEAR MKT VALUE   |  | 296,466  |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000043468  | Solar Power Syste | 74,000 | 01/03/2022 |
| 27082      | ADDN SFR          | 142    | 06/13/2008 |
| 10631      | GARAGE            | 135    | 01/09/1996 |
| 7775       | SFR               | 45,000 | 11/08/1993 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1512/824          | 4/12/2024 | LE U      |     | I   | 14     | 100        |

GRANTOR: PELLEY CATHY  
GRANTEE: PELLEY CATHY (ENH L)

|           |           |      |  |   |    |     |
|-----------|-----------|------|--|---|----|-----|
| 1382/0939 | 4/02/2019 | LE U |  | I | 14 | 100 |
|-----------|-----------|------|--|---|----|-----|

GRANTOR: CATHY PELLEY (ENH LIF)  
GRANTEE: MEGAN J PELLEY AND

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

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W10 UOP= N10 W15 S10 E15\$ W3 FOP= W12 S6 E12 N6\$S6 W12 S3 W27 S25 E10 FOP= S6 E12 N6 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E9 BAS= S22 E23 N22 W23\$ E23 N18 BAS= E16 N16 W16 S16\$ N16\$. |  |