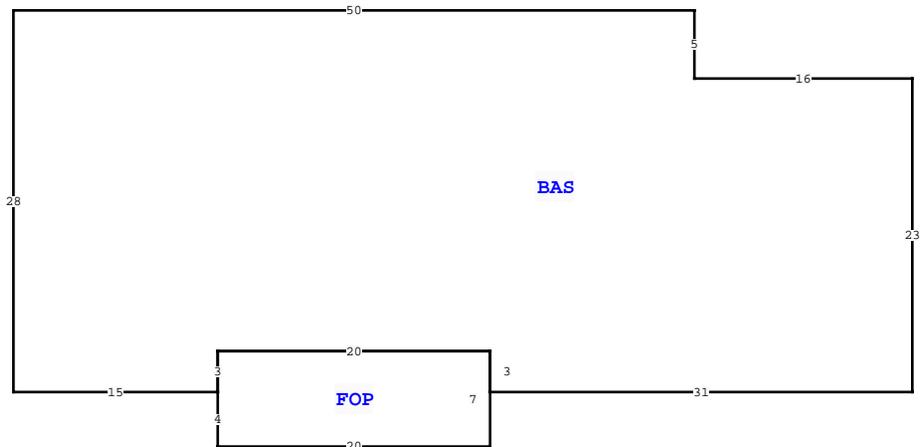




| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|-------------------|-------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 19 COMMON BRK 100 | | | | |
| Roof Structur | 03 GABLE/HIP 100 | | | | |
| Roof Cover | 03 COMP SHNGL 100 | | | | |
| Interior Wall | 05 DRYWALL 100 | | | | |
| Interior Floor | 07 CORK/VTILE 50 | | | | |
| Interior Floor | 14 CARPET 50 | | | | |
| Air Condition | 03 CENTRAL 100 | | | | |
| Heating Type | 04 AIR DUCTED 100 | | | | |
| Bedrooms | 3 100 | | | | |
| Bathrooms | 2 100 | | | | |
| Frame | 02 WOOD FRAME 100 | | | | |
| Story Height | 0 100 | | | | |
| RMS | 0 100 | | | | |
| Stories | 1. 1. 100 | | | | |
| Units | 2 100 | | | | |
| Condition Adj | 03 03 100 | | | | |
| Kitchen Adjus | 01 01 100 | | | | |
| Quality | 05 05 | | | | |
| DOR CODE | 0800MULTI-FAM <10 | | | | |
| MAP NUM | MKT AREA 06 | | | | |
| NEIGHBORHOOD/LOC | 31317.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,708 | 100 | | 1,708 | 93,214 |
| FOP | 140 | 30 | | 42 | 2,292 |
| TOTALS | 1,848 | | | 1,750 | 95,506 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|------------------------------|--------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | DUPLEX | 0% | - 0 | | | | | | | | | |
| Heated Area: 1708 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-------------|-----|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 95,506 |
| TOTAL MARKET OB/XF VALUE | | | 300 |
| TOTAL LAND VALUE - MARKET | | | 23,693 |
| TOTAL MARKET VALUE | | | 119,499 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 119,499 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 119,499 |
| TOTAL JUST VALUE | | | 119,499 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 114,188 |
| LAND:1:1: 1992 DOR STUDY | | | |
| BLDG:1:1: 1992 DOR STUDY | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 14-403 | REMODEL | 0 | 10/23/2014 |
| 14-0361 | MAINT/ALTR | 0 | 09/30/2014 |

| SALES DATA | | | | | | |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1280/2425 | 8/27/2014 | WD | U | I | 38 | 770,000 |
| GRANTOR: GREENTREE TOWNHOUSES | | | | | | |
| GRANTEE: MAR-MIC DEVELOPERS | | | | | | |
| 1071/2521 | 1/19/2006 | WD | Q | I | | 1,430,000 |
| GRANTOR: CASA VERDE INC | | | | | | |
| GRANTEE: GREENTREE TOWNHOUSE | | | | | | |

| 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |

1431 NW WAYNE PL, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W50 S28 E15 FOP= S4 E20N7 W20 S3\$ N3 E20 S3 E31 N23 W16 N5\$. | | | | | | | | | | | | |

| 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 T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | |
| 1 | 0300 | C | MULTI-FAM | 0 | | *RMF | 250.00 | 136.00 | 17,550.01 | SF | | 1.00 | 1.00 | 1.00 | 1.35 | 1.35 | 23,693 | | | | | | | | |