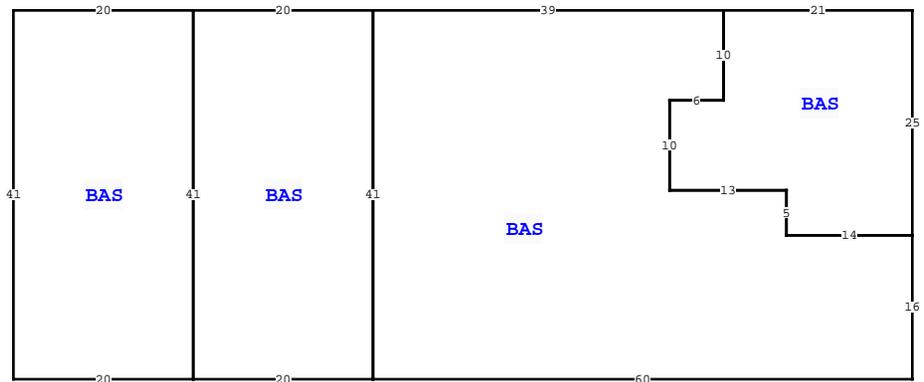




| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD |
| Exterior Wall | 25 MOD METAL 70 |
| Exterior Wall | 16 WD FR STUC 30 |
| Roof Structure | 10 STEEL FRME 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 11 CLAY TILE 50 |
| Interior Floor | 14 CARPET 50 |
| Ceiling | 01 FIN.SUSPD 100 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Plumbing | 9 100 |
| Frame | 05 STEEL 100 |
| Story Height | 14 100 |
| RMS | 10 100 |
| Stories | 1. 1. 100 |
| Units | 3 100 |
| Condition Adj | 02 02 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | OFFICE LOW | 0% - 0 | | | | | | | | | | Heated Area: 4100 HX Base Yr | |



| EXTRA FEATURES | | | | | | | | | | | | | | | | | |
|----------------|-------|-------------|-----|-----|---|---|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L | OB/XF | 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 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 8,032.00 | UT | 0.90 | 0.90 | 100 | 2006 | 2006 | 3 | 100 | 7,229 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 500.00 | UT | 2.00 | 2.00 | 100 | 2006 | 2006 | 3 | 100 | 1,000 | |

| QUALITY | | | | | |
|------------------|--------------------|-------------|------|--------------|----------------------|
| DOR CODE | COMMUNITY SHOPPING | | | | |
| 05 | 05 | | | | |
| 1600 | COMMUNITY SHOPPING | | | | |
| MAP NUM | MKT AREA | 06 | | | |
| NEIGHBORHOOD/LOC | 31317.060 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 550 | 100 | | 550 | 40,409 |
| BAS | 820 | 100 | | 820 | 60,245 |
| BAS | 820 | 100 | | 820 | 60,245 |
| BAS | 1,910 | 100 | | 1,910 | 140,328 |
| TOTALS | 4,100 | | | 4,100 | 301,227 |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 301,227 |
| TOTAL MARKET OB/XF VALUE | | | 8,229 |
| TOTAL LAND VALUE - MARKET | | | 60,000 |
| TOTAL MARKET VALUE | | | 369,456 |
| SOH/AGL Deduction | | | 31,588 |
| ASSESSED VALUE | | | 337,868 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 337,868 |
| TOTAL JUST VALUE | | | 369,456 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 307,153 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 000050283 | Remodel | 10,000 | 07/03/2024 |
| 23666 | COMMERCIAL | 1,300 | 09/28/2005 |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1208/2618 | 1/28/2011 | WD Q | Q | I | 01 | 400,000 |
| GRANTOR: ISAAC HOLDINGS INC | | | | | | |
| GRANTEE: JCP-VYP LLC | | | | | | |
| 1017/1857 | 6/02/2004 | WD Q | Q | V | | 52,900 |
| GRANTOR: MICHAEL L CADY | | | | | | |
| GRANTEE: ISAAC CONSTRUCTION | | | | | | |

| BLD DATE | | CP | | LGL DATE | |
|------------|----------|-----------|---------|----------|--|
| XF DATE | INC DATE | LAND DATE | AG DATE | | |
| 06/14/2006 | | | | | |

| BUILDING NOTES | |
|---|--|
| | |
| BUILDING DIMENSIONS | |
| BAS=[ORIG=0,0] N16 W14 N5 W13 N10 E6 N10 W39 S41 E60 \$ | |
| BAS=[ORIG=-60,-41] W20 S41 E20 N41 \$ | |
| BAS=[ORIG=-80,-41] W20 S41 E20 N41 \$ | |
| BAS=[ORIG=0,-16] N25 W21 S10 W6 S10 E13 S5 E14 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------|----------------------|-----|---|---|----------|-------|-------|-------------|-----------|---|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L | 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 | 1100 | C | STORE 1FLR | 0 | | | CI | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |