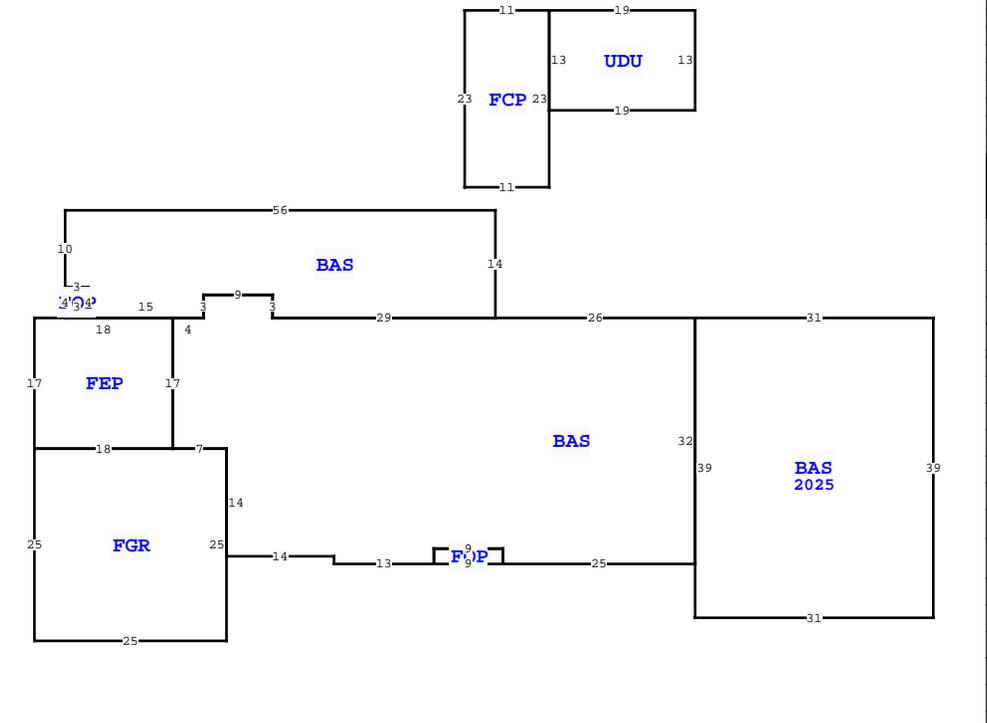


| BUILDING CHARACTERISTICS | | |
|--------------------------|----|----------------|
| ELEMENT | CD | CONSTRUCTION |
| Exterior Wall | 19 | COMMON BRK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 90 |
| Interior Floor | 08 | SHT VINYL 10 |
| Air Condition | | N/A 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 | 03 | 03 100 |
| 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 | |
| 1 | SINGLE FAM | 0% - 0 | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 |
|---------------------------|--------------|-------------|
| VALUATION SUMMARY | | |
| VALUATION BY | Tax Group: 1 | STANDARD |
| BUILDING MARKET VALUE | Tax Dist: | |
| TOTAL MARKET OB/XF VALUE | | 359,132 |
| TOTAL LAND VALUE - MARKET | | 2,400 |
| TOTAL MARKET VALUE | | 23,906 |
| SOH/AGL Deduction | | 385,438 |
| ASSESSED VALUE | | 0 |
| TOTAL EXEMPTION VALUE | 37 | 385,438 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 385,438 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 381,188 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000048013 | Electrical Servic | 0 | 09/01/2023 |
| 504 | ADDN SFR | 50 | 04/09/2008 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1106/0916 | 12/27/2006 | WD | Q | I | 01 | 100 |

| | | | | | |
|------------------------------|-----------|----|---|---|---------|
| GRANTOR: MELINA M LEDUC | | | | | |
| GRANTEE: INSTITUTE OF OUR LA | | | | | |
| 0927/0709 | 5/16/2001 | WD | Q | I | 120,000 |
| GRANTOR: RICHARD & JUDY COLE | | | | | |
| GRANTEE: MELINA M LEDUC | | | | | |

| QUALITY | DOR CODE | MAP NUM | NEIGHBORHOOD/LOC |
|---------------|----------|----------|------------------|
| 07 07 | 0100 | | 6417.0100 1.00/ |
| SINGLE FAMILY | | MKT AREA | 06 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 745 | 100 | | 745 | 55,544 |
| BAS | 2,066 | 100 | | 2,066 | 154,031 |
| BAS | 1,209 | 100 | 2025 | 1,209 | 90,137 |
| FCP | 253 | 25 | | 63 | 4,697 |
| FEP | 306 | 80 | | 245 | 18,266 |
| FGR | 625 | 55 | | 344 | 25,647 |
| FOP | 12 | 30 | | 4 | 298 |
| FOP | 18 | 30 | | 5 | 373 |
| UDU | 247 | 55 | | 136 | 10,139 |
| TOTALS | 5,481 | | | 4,817 | 359,132 |

819 SW LAKE MONTGOMERY AVE, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2011 | 2011 | 3 | 100 | 1,200 | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[ORIG=0,0] W26 W29 N3 W9 S3 W4 S17 E7 S14 E14 S1 E13 N2 E9 S2 E25 N32 \$ | | | | | | | | | | | | |
| BAS=[ORIG=-26,0] N14 W56 S10 E3 S4 E15 N3 E9 S3 E29 \$ | | | | | | | | | | | | |
| FGR=[ORIG=-68,17] W18 S25 E25 N25 W7 \$ | | | | | | | | | | | | |
| FEP=[ORIG=-68,0] W18 S17 E18 N17 \$ | | | | | | | | | | | | |
| FCP=[ORIG=-19,-40] W11 S23 E11 N23 \$ | | | | | | | | | | | | |
| UDU=[ORIG=0,-40] W19 S13 E19 N13 \$ | | | | | | | | | | | | |
| FOP=[ORIG=-34,32] E9 N2 W9 S2 \$ | | | | | | | | | | | | |
| FOP=[ORIG=-82,-4] S4 E3 N4 W3 \$ | | | | | | | | | | | | |
| PTR=[ORIG=0,0] N40 S40 \$ | | | | | | | | | | | | |
| BAS=[YR=2025;ORIG=0,0] E31 S39 W31 N39 \$ | | | | | | | | | | | | |

| 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 | | *RSF | 286.00 | 122.00 | 1.00 | LT | | 1.00 | 1.00 | 1.06 | 22,500.00 | 23,906.25 | 23,906 | | | | | | | | |