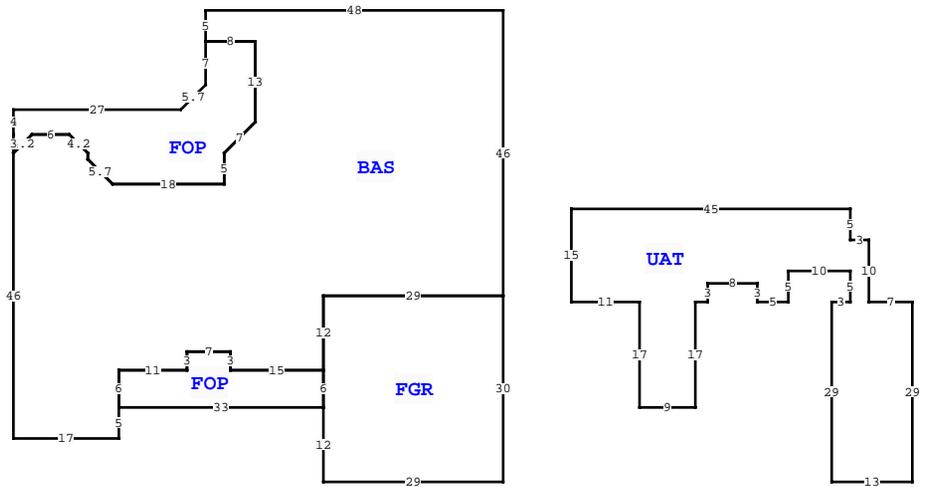


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 100 |
| Interior Floor | 00 | N/A | 0 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 4 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 07 | 07 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 32417.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 3,481 | 100 | |
| FGR | 870 | 55 | |
| FOP | 219 | 30 | |
| FOP | 432 | 30 | |
| UAT | 1,161 | 10 | |
| TOTALS | 6,163 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2022 | | Heated Area: 3481 | | HX Base Yr 2022 | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 573,530 | |
| TOTAL MARKET OB/XF VALUE | | 117,831 | |
| TOTAL LAND VALUE - MARKET | | 65,000 | |
| TOTAL MARKET VALUE | | 756,361 | |
| SOH/AGL Deduction | | 74,018 | |
| ASSESSED VALUE | | 682,343 | |
| TOTAL EXEMPTION VALUE | HX HB 13 | 682,343 | |
| BASE TAXABLE VALUE | | 0 | |
| TOTAL JUST VALUE | | 756,361 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 743,993 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000047155 | Swimming Pool and | 90,000 | 11/20/2023 |
| 000048611 | Screen Enclosure | 20,000 | 11/08/2023 |
| 000042960 | Solar Power Syste | 53,000 | 10/14/2021 |
| 38056 | STORAGE | 405 | 05/01/2019 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1367/2638 | 8/31/2018 | WD Q | Q | V | 01 | 53,000 |
| GRANTOR: BRIAN F & KARENA J CR | | | | | | |
| GRANTEE: JASON W & KRISTI M | | | | | | |
| 1017/1867 | 6/03/2004 | WD Q | Q | V | | 61,900 |
| GRANTOR: A BAR S LAND & CATTLE | | | | | | |
| GRANTEE: BRIAN F & KARENA J | | | | | | |

| EXTRA FEATURES | | 396 SW OAK WAY, LAKE CITY | |
|----------------|------------|---------------------------|-------------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP |
| 1 | 0030 | BARN,MT | 0 100 0 0 |
| 2 | 0166 | CONC,PAVMT | 0 100 0 0 |
| 3 | 0280 | POOL R/CON | 0 100 15 41 |
| 4 | 0166 | CONC,PAVMT | 0 100 0 0 |
| 5 | 0282 | POOL ENCL | 0 100 34 54 |

| 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 | 0030 | BARN,MT | 0 100 0 0 | | | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 37,000 | |
| 2 | 0166 | CONC,PAVMT | 0 100 0 0 | | | 4,000.00 | UT | 3.00 | 3.00 | 100 | 2022 | 2021 | | 100 | 12,000 | |
| 3 | 0280 | POOL R/CON | 0 100 15 41 | | | 615.00 | UT | 70.00 | 70.00 | 100 | 2024 | 2023 | | 97 | 41,759 | |
| 4 | 0166 | CONC,PAVMT | 0 100 0 0 | | | 1,221.00 | UT | 3.00 | 3.00 | 100 | 2024 | 2023 | | 100 | 3,663 | |
| 5 | 0282 | POOL ENCL | 0 100 34 54 | | | 1,836.00 | UT | 15.00 | 15.00 | 100 | 2024 | 2023 | | 85 | 23,409 | |

| 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 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 65,000.00 | 65,000.00 | 65,000 | | | | | | | |

| TOTAL OB/XF | | 117,831 | | | | | | | | | | | | | | | | | | | | | | |
|-------------|--|---------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | |
|---|--|
| BAS=[ORIG=-30,-20] S46 E17 N5 N6 E11 N3 E7 S3 E15 N12 E29 N46 W48 S5 E8 S13 D5L5 S5 W18 U4L4 N1 U3L3 W6 D3L3 \$ | |
| FGR=[ORIG=20,3] S12 S6 S12 E29 N30 W29 \$ | |
| POP=[ORIG=-30,-20] U3R3 E6 D3R3 S1 D4R4 E18 N5 U5R5 N13 W8 S7 D4L4 W27 S4 S3 \$ | |
| FOP=[ORIG=-13,15] S6 E33 N6 W15 N3 W7 S3 W11 \$ | |
| UAT=[ORIG=60,-11] S15 E11 S17 E9 N17 E2 N3 E8 S3 E5 N5 E10 S5 W3 S29 E13 N29 W7 N10 W3 N5 W45 \$ | |