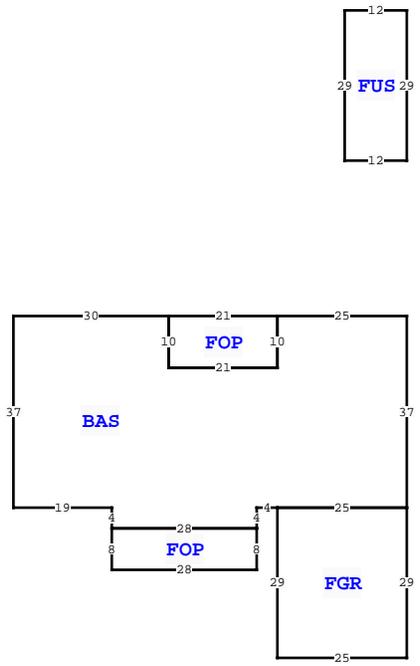


| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 31 VINYL SID 80 |
| Exterior Wall | 19 COMMON BRK 20 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 80 |
| Interior Floor | 12 HARDWOOD 20 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 3 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 0 100 |
| Condition Adj | 03 03 100 |
| Kitchen Adjus | 01 01 100 |
| Quality | 07 07 |
| DOR CODE | 0100 SINGLE FAMILY |
| MAP NUM | |
| NEIGHBORHOOD/LOC | 33316.020 1.00/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 3,591 | 116.7298 | 133.07 | 477,854 | 2003 | 2003 | 0 | 0 | 26.40 | 73.60 | |

1 SINGLE FAM 100% - 2004 Heated Area: 3062 HX Base Yr 2004



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 2,714 | 100 | | 2,714 | 265,808 |
| FGR | 725 | 55 | | 399 | 39,078 |
| FOP | 210 | 30 | | 63 | 6,170 |
| FOP | 224 | 30 | | 67 | 6,562 |
| FUS | 348 | 100 | | 348 | 34,083 |
| TOTALS | 4,221 | | | 3,591 | 351,701 |

219 SW MOSSY CT, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 |
| 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 | 0 | | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 3,828 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 900 | |

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 351,701 |
| TOTAL MARKET OB/XF VALUE | | 4,728 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 391,429 |
| SOH/AGL Deduction | | 124,669 |
| ASSESSED VALUE | | 266,760 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 215,349 |
| TOTAL JUST VALUE | | 391,429 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 390,904 |

LAND:1:1: 1.20 ACRES

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000049667 | Electrical Servic | 0 | 05/15/2024 |
| 19747 | SFR | 527 | 07/16/2002 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1538/977 | 4/21/2025 | LE U | I | 14 | | 100 |

GRANTOR: WILLIAMS CHADWICK
GRANTEE: WILLIAMS CHADWICK ()
0923/2682 3/04/2001 WD Q V 22,500
GRANTOR: STEVEN R KELLY
GRANTEE: CHADWICK & KIMBERLY

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W25 FOP= W21 S10 E21 N10\$ S10 W21 N10 W30 S37 E19 S4
FOP= S8 E28 N8 W28\$ E28 N4 E4 FGR= S29 E25 N29 W25\$ E25 N37\$
PTR= N30 FUS= N29 W12 S29 E12\$ S30\$.

LAND DESCRIPTION TOTAL OB/XF 4,728

| 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 | | RSF-1 | 75.00 | 218.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |