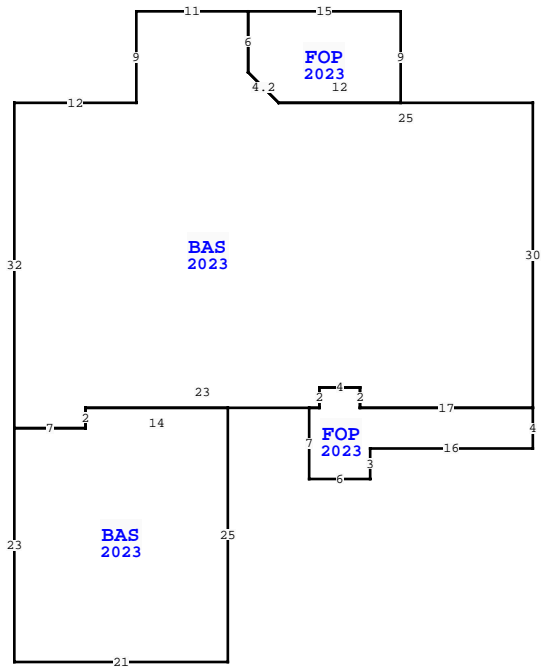




| BUILDING CHARACTERISTICS |          | CONSTRUCTION  |     |
|--------------------------|----------|---------------|-----|
| ELEMENT                  | CD       |               |     |
| Exterior Wall            | 32       | HARDIE BRD    | 100 |
| Exterior Wall            | 00       | N/A           | 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                 |          | 3             | 100 |
| Bathrooms                |          | 2             | 100 |
| Frame                    | 01       | NONE          | 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      | 06  |
| NEIGHBORHOOD/LOC         | 33316.00 | 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  | 2,224     | 121.9680    | 136.60         | 303,798        | 2022 | 2022 | 0    | 0    | 0    | 3.00   | 97.00 |
| 1 SINGLE FAM 100% - 2023 Heated Area: 2151 HX Base Yr 2023 |     |           |             |                |                |      |      |      |      |      |        |       |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 511              | 100         | 2023 | 511          | 67,709               |
| BAS       | 1,640            | 100         | 2023 | 1,640        | 217,303              |
| FOP       | 114              | 30          | 2023 | 34           | 4,505                |
| FOP       | 131              | 30          | 2023 | 39           | 5,167                |
| TOTALS    | 2,396            |             |      | 2,224        | 294,684              |

394 SW TIMBERLAND CT, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/14/2026 |
| INC DATE |  | AG DATE   | 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       | 100 | 0 | 0     |    |       | 3.00           | 100       | 2023    | 2022        |   | 100    | 2,880           |       |

TOTAL OB/XF 2,880

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                  |     |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 3              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  |           | 294,684     |
| TOTAL MARKET OB/XF VALUE  |  |           | 2,880       |
| TOTAL LAND VALUE - MARKET |  |           | 35,000      |
| TOTAL MARKET VALUE        |  |           | 332,564     |
| SOH/AGL Deduction         |  |           | 76,979      |
| ASSESSED VALUE            |  |           | 255,585     |
| TOTAL EXEMPTION VALUE     |  |           | 51,411      |
| BASE TAXABLE VALUE        |  |           | 204,174     |
| TOTAL JUST VALUE          |  |           | 332,564     |
| NCON VALUE                |  |           | 0           |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  |           | 335,602     |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000043633  | New Residential C | 150,000 | 02/02/2022 |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1475/1415                      | 9/15/2022 | WD Q      | Q   | I   | 01     | 330,000    |
| GRANTOR: CORNERSTONE DEVELOPER |           |           |     |     |        |            |
| GRANTEE: COCHRAN THURMON       |           |           |     |     |        |            |
| 1448/1374                      | 9/23/2021 | QC U      | V   | 11  |        | 100        |
| GRANTOR: MAXIMUM REAL ESTATE L |           |           |     |     |        |            |
| GRANTEE: CORNERSTONE DEVELOP   |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=-90,-40] W25 U3L3 N6 W11 S9 W12 S32 E7 N2 E23 N2 E4 S2 E17 N30 \$ |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2023;ORIG=-120,-10] W14 S2 W7 S23 E21 N25 \$                                |  |  |  |  |  |  |  |  |  |  |  |  |
| POP=[YR=2023;ORIG=-103,-49] W15 S6 D3R3 E12 N9 \$                                   |  |  |  |  |  |  |  |  |  |  |  |  |
| POP=[YR=2023;ORIG=-90,-10] W17 N2 W4 S2 W1 S7 E6 N3 E16 N4 \$                       |  |  |  |  |  |  |  |  |  |  |  |  |