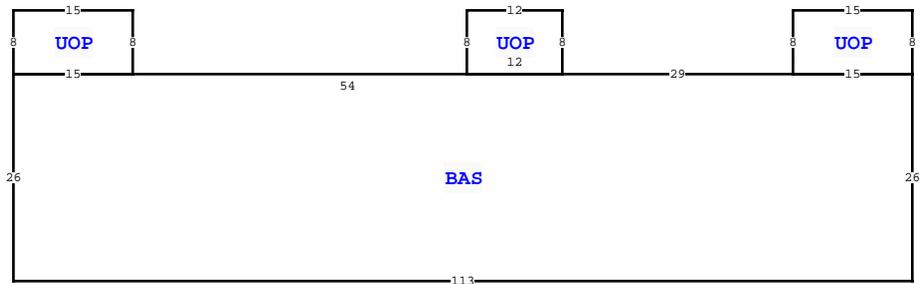




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	6	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Stories	1.	1. 100
Units	3	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		
2800	03	3,005	127.9200	115.13	345,966	1979	1979	0	0	48.30	51.70		
1 TRI/QUAD 0% - 2025 Heated Area: 2938 HX Base Yr													



Quality		05 05			
DOR CODE	0300 MULTI-FAM 10+				
MAP NUM	MKT AREA	07			
NEIGHBORHOOD/LOC	33317.100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,938	100		2,938	174,876
UOP	96	20		19	1,131
UOP	120	20		24	1,428
UOP	120	20		24	1,428
<b>TOTALS</b>	<b>3,274</b>			<b>3,005</b>	<b>178,864</b>

232 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		RSF-2393.00	283.00	111,219.00	SF		1.00	1.00	1.00		0.50	0.50	55,610							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 4	2
VALUATION BY				STANDARD	
VALUATION SUMMARY					
Tax Group: 2	Tax Dist:				
BUILDING MARKET VALUE				586,963	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				55,610	
TOTAL MARKET VALUE				642,573	
SOH/AGL Deduction				0	
ASSESSED VALUE				642,573	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				642,573	
TOTAL JUST VALUE				642,573	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				622,012	
BLDG:9:1: LOT 5					
BLDG:8:1: LOT 4					
XFOB:8:1: OLD MH					
BLDG:7:1: LOT 3					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
000043072	Electrical Servic	0	12/22/2021		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1418	7/29/2024	WD Q	Q	I	01	750,000
GRANTOR: PURIS FINANCIAL GROUP						
GRANTEE: CLOCKWORK PROPERTY						
1320/2028	8/16/2016	WD Q	Q	I	01	380,000
GRANTOR: LIVE IN LAKE CITY LLC						
GRANTEE: PURIS FINANCIAL GRO						

BUILDING NOTES

BUILDING DIMENSIONS
UOP= W15 S8 BAS= W29 UOP= N8 W12 S8 E12\$ W54 UOP= N8 W15 S8 E15\$W15 S26 E113 N26 W15\$ E15 N8\$.



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,755	100	
FST	70	55	
FST	70	55	
PTO	510	5	
TOTALS	2,405		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	DUPLX	0%	- 2025									Heated Area: 1755 HX Base Yr	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			586,963
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			55,610
TOTAL MARKET VALUE			642,573
SOH/AGL Deduction			0
ASSESSED VALUE			642,573
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			642,573
TOTAL JUST VALUE			642,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			622,012
BLDG:6:1: LOT 2			
XFOB:6:1: PACE MH			
BLDG:5:1: LOT 1			
XFOB:5:1: TROP MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1418	7/29/2024	WD Q	Q	I	01	750,000
GRANTOR: PURIS FINANCIAL GROUP						
GRANTEE: CLOCKWORK PROPERTY						
1320/2028	8/16/2016	WD Q	Q	I	01	380,000
GRANTOR: LIVE IN LAKE CITY LLC						
GRANTEE: PURIS FINANCIAL GRO						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

BUILDING NOTES									

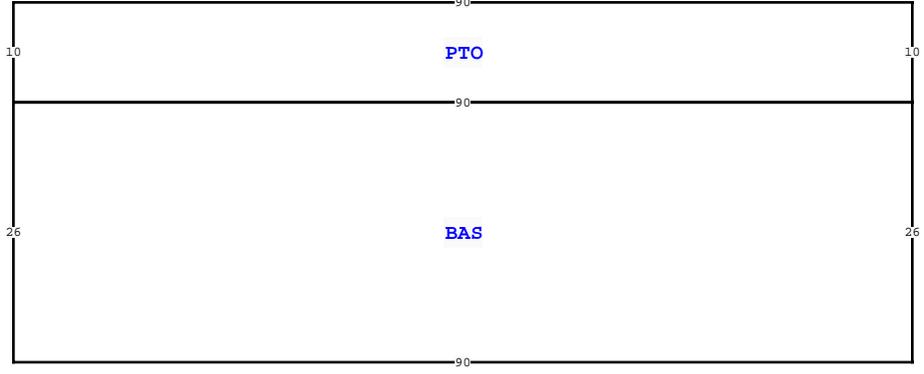
BUILDING DIMENSIONS									
FST= W7 PTO= W51 S10 E51 N10\$ S10 BAS= W51 FST= N10 W7 S10 E7\$W7 S27 E65 N27 W7\$ E7 N10\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		6	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Story Height		0	100
RMS		0	100
Stories	1.	1.	100
Units		3	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0300	MULTI-FAM 10+	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.100	1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2800	03	2,385	127.9200	115.13	274,585	1979	1979		0	0	48.30	51.70
3 TRI/QUAD 0% - 2025			Heated Area: 2340			HX Base Yr						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,340	100		2,340	139,282
PTO	900	5		45	2,679
<b>TOTALS</b>	<b>3,240</b>			<b>2,385</b>	<b>141,960</b>

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
232 SE LOMOND AVE, LAKE CITY																

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 4
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			586,963
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			55,610
TOTAL MARKET VALUE			642,573
SOH/AGL Deduction			0
ASSESSED VALUE			642,573
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			642,573
TOTAL JUST VALUE			642,573
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			622,012
XFOB: 4:1: FLOR MH			
XFOB: 3:1: TANG MH			
XFOB: 1:1: LAUNDRY BLDG.			
LAND: 1:1: ADJ3; LOCATION VS. MULTI-FAM SALES. ADJ4; S			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1418	7/29/2024	WD Q	Q	I	01	750,000
GRANTOR: PURIS FINANCIAL GROUP						
GRANTEE: CLOCKWORK PROPERTY						
1320/2028	8/16/2016	WD Q	Q	I	01	380,000
GRANTOR: LIVE IN LAKE CITY LLC						
GRANTEE: PURIS FINANCIAL GRO						

BUILDING NOTES

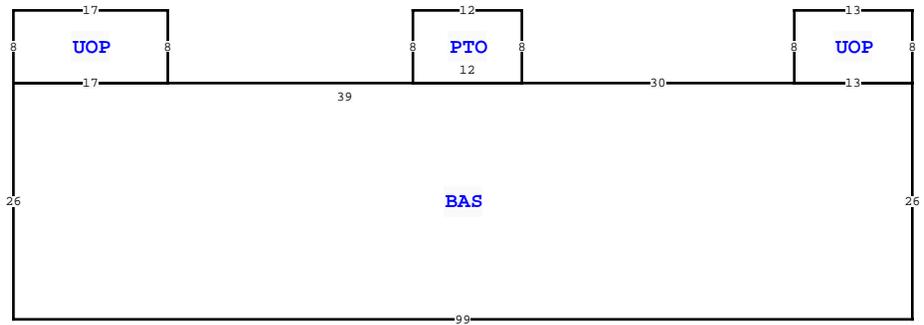
BUILDING DIMENSIONS
PTO= W90 S10 BAS= S26 E90 N26 W90\$ E90 N10\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									



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	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		3 100
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	
2800	03	2,627	127.9200	115.13	302,447	1979	1979	0	0	48.30	51.70	
4 TRI/QUAD 0% - 2025 Heated Area: 2574 HX Base Yr												



Quality	05	05			
DOR CODE	0300	MULTI-FAM 10+			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	33317.100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100		2,574	153,210
PTO	96	5		5	298
UOP	104	20		21	1,250
UOP	136	20		27	1,607
TOTALS	2,910			2,627	156,365

232 SE LOMOND AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COLUMBIA COUNTY PROPERTY			PAGE 4 of 4	2
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			586,963	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			55,610	
TOTAL MARKET VALUE			642,573	
SOH/AGL Deduction			0	
ASSESSED VALUE			642,573	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			642,573	
TOTAL JUST VALUE			642,573	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			622,012	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/1418	7/29/2024	WD Q	Q	I	01	750,000
GRANTOR: PURIS FINANCIAL GROUP						
GRANTEE: CLOCKWORK PROPERTY						
1320/2028	8/16/2016	WD Q	Q	I	01	380,000
GRANTOR: LIVE IN LAKE CITY LLC						
GRANTEE: PURIS FINANCIAL GRO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=-13,8] W30 W39 W17 S26 E99 N26 W13 \$
UOP=[ORIG=-82,8] N8 W17 S8 E17 \$
UOP=[ORIG=0,0] W13 S8 E13 N8 \$
PTO=[ORIG=-43,8] N8 W12 S8 E12 \$