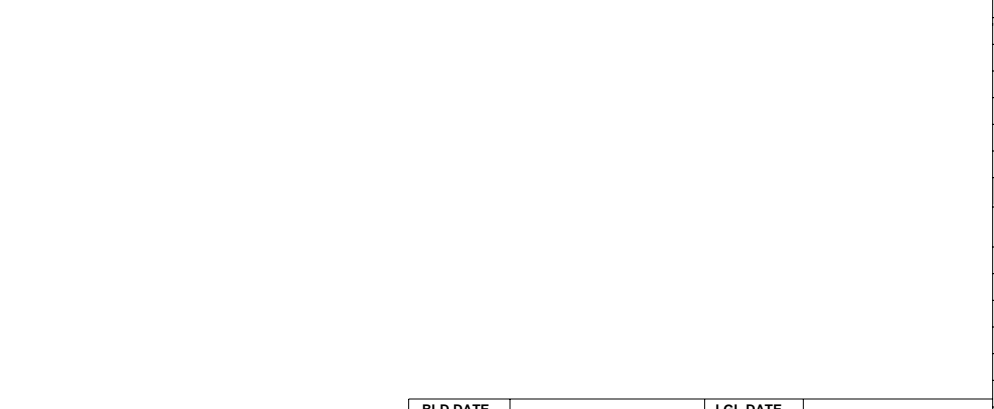


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	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	111.29	334,426	1979	1979	0	0	48.30	51.70	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,938	100		2,938	169,043
UOP	96	20		19	1,093
UOP	120	20		24	1,381
UOP	120	20		24	1,381
<b>TOTALS</b>	<b>3,274</b>			<b>3,005</b>	<b>172,898</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

LAND DESCRIPTION																								
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			
VALUATION SUMMARY			PAGE 1 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			567,390
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			55,610
TOTAL MARKET VALUE			623,000
SOH/AGL Deduction			0
ASSESSED VALUE			623,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			623,000
TOTAL JUST VALUE			623,000
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\$.												

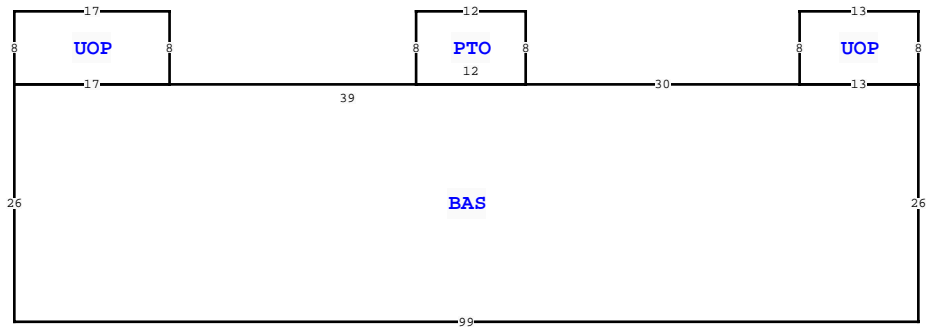






BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	05	AVERAGE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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

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	111.29	292,359	1979	1979	0	0	48.30	51.70	
4 TRI/QUAD 0% - 2025 Heated Area: 2574 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,574	100		2,574	148,100
PTO	96	5		5	287
UOP	104	20		21	1,208
UOP	136	20		27	1,554
TOTALS	2,910			2,627	151,150

EXTRA FEATURES																
L	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																								
L	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

TOTAL OB/XF												
0												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 4
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			567,390
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			55,610
TOTAL MARKET VALUE			623,000
SOH/AGL Deduction			0
ASSESSED VALUE			623,000
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			623,000
TOTAL JUST VALUE			623,000
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 \$