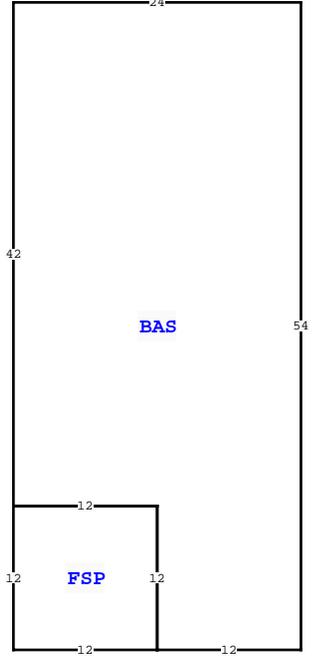


| ELEMENT          |                  | CD            |      | CONSTRUCTION |                      |
|------------------|------------------|---------------|------|--------------|----------------------|
| Exterior Wall    | 08               | WD OR PLY     | 100  |              |                      |
| Roof Structur    | 03               | GABLE/HIP     | 100  |              |                      |
| Roof Cover       | 03               | COMP SHNGL    | 100  |              |                      |
| Interior Wall    | 02               | WALL BD/WD    | 100  |              |                      |
| Interior Floo    | 09               | PINE WOOD     | 100  |              |                      |
| Air Condition    | 02               | WINDOW        | 100  |              |                      |
| Heating Type     | 02               | CONVECTION    | 100  |              |                      |
| Bedrooms         |                  | 3             | 100  |              |                      |
| Bathrooms        |                  | 1             | 100  |              |                      |
| Frame            | 01               | NONE          | 100  |              |                      |
| Stories          | 1.               | 1.            | 100  |              |                      |
| Architectual     | 05               | CONV          | 100  |              |                      |
| Units            |                  | 0             | 100  |              |                      |
| Condition Adj    | 01               | 01            | 100  |              |                      |
| Kitchen Adjus    | 01               | 01            | 100  |              |                      |
| Quality          | 01               | 01            |      |              |                      |
| DOR CODE         | 0100             | SINGLE FAMILY |      |              |                      |
| 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              | 1,152            | 100           |      | 1,152        | 20,535               |
| FSP              | 144              | 40            |      | 58           | 1,034                |
| TOTALS           | 1,296            |               |      | 1,210        | 21,569               |

| MARKET ADJUSTMENTS |            |           |             |                   |                |      |            |      |      |    |       |        |  |
|--------------------|------------|-----------|-------------|-------------------|----------------|------|------------|------|------|----|-------|--------|--|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB        | ECON | FNCT | AP | NORM  | % COND |  |
| 1                  | SINGLE FAM | 0%        | 0           |                   | 61,625         | 1935 | 1935       | 10   | 0    | 20 | 35.00 | 35.00  |  |
|                    |            |           |             | Heated Area: 1152 |                |      | HX Base Yr |      |      |    |       |        |  |



| COLUMBIA COUNTY PROPERTY                               |             |           |        | PAGE 1 of 1 | 2      |            |
|--|-------------|-----------|--------|-------------|--------|------------|
| VALUATION SUMMARY                                      |             |           |        |             |        |            |
| VALUATION BY   |             | STANDARD  |        |             |        |            |
| Tax Group: 2   |             | Tax Dist: |        |             |        |            |
| BUILDING MARKET VALUE                                  |             | 21,569    |        |             |        |            |
| TOTAL MARKET OB/XF VALUE                               |             | 400       |        |             |        |            |
| TOTAL LAND VALUE - MARKET                              |             | 12,450    |        |             |        |            |
| TOTAL MARKET VALUE                                     |             | 34,419    |        |             |        |            |
| SOH/AGL Deduction                                      |             | 0         |        |             |        |            |
| ASSESSED VALUE   |             | 34,419    |        |             |        |            |
| TOTAL EXEMPTION VALUE                                  |             | 0         |        |             |        |            |
| BASE TAXABLE VALUE                                     |             | 34,419    |        |             |        |            |
| TOTAL JUST VALUE                                       |             | 34,419    |        |             |        |            |
| NCON VALUE   |             | 0         |        |             |        |            |
| INCOME VALUE   |             |           |        |             |        |            |
| PREVIOUS YEAR MKT VALUE                                |             | 34,042    |        |             |        |            |
| SALE:5:2: THRU 355.                                    |             |           |        |             |        |            |
| SALE:5:1: MULTIPLE OWNERS/MULTIPLE DEEDS-ORB 916-3     |             |           |        |             |        |            |
| SALE:3:1: AS REMAINDERMAN OF LIFE ESTATE OF CORBET     |             |           |        |             |        |            |
| SALE:2:1: (SEE NOTE)                                   |             |           |        |             |        |            |
| PERMIT NUM   | DESCRIPTION | AMT       | ISSUED |             |        |            |
| SALES DATA   |             |           |        |             |        |            |
| OFF RECORD Number                                      | DATE        | TYPE INST | Q / U  | V / I       | RSN CD | SALE PRICE |
| 1397/0427  | 10/17/2019  | WD        | Q      | I           | 01     | 32,000     |
| GRANTOR: CHARLES FORTNEY JR                            |             |           |        |             |        |            |
| GRANTEE: DULCINEA BARNETT &                            |             |           |        |             |        |            |
| 0915/0347  | 11/28/2000  | WD        | Q      | I           | 03     | 6,400      |
| GRANTOR: LEWIS P MORGAN ETAL                           |             |           |        |             |        |            |
| GRANTEE: CHARLES FORTNEY JR                            |             |           |        |             |        |            |
| BUILDING NOTES   |             |           |        |             |        |            |
| BUILDING DIMENSIONS                                    |             |           |        |             |        |            |
| BAS= W24 S42 FSP= S12 E12 N12 W12\$ E12 S12 E12 N54\$. |             |           |        |             |        |            |

| EXTRA FEATURES |            |             |         |   |   |       |    |       |                |           |         |             |   | 241 SE MONTROSE AVE, LAKE CITY |                 |       |
|----------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------------------------------|-----------------|-------|
| 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              | 0120       | CLFENCE 4   | 0       | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 | 100                            | 200             |       |
| 2              | 0294       | SHED WOOD/  | 0       | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2012    | 2012        | 3 | 100                            | 200             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        | 400 |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|-----|--|--|--|--|
| 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                  | 0   |     | RSF/MR   | 00.00 | 90.00 | 1.00        | LT        |     | 1.00     | 1.00   | 1.50        | 8,300.00   | 12,450.00      | 12,450     |                             |      |         |      |     |    |        |     |  |  |  |  |