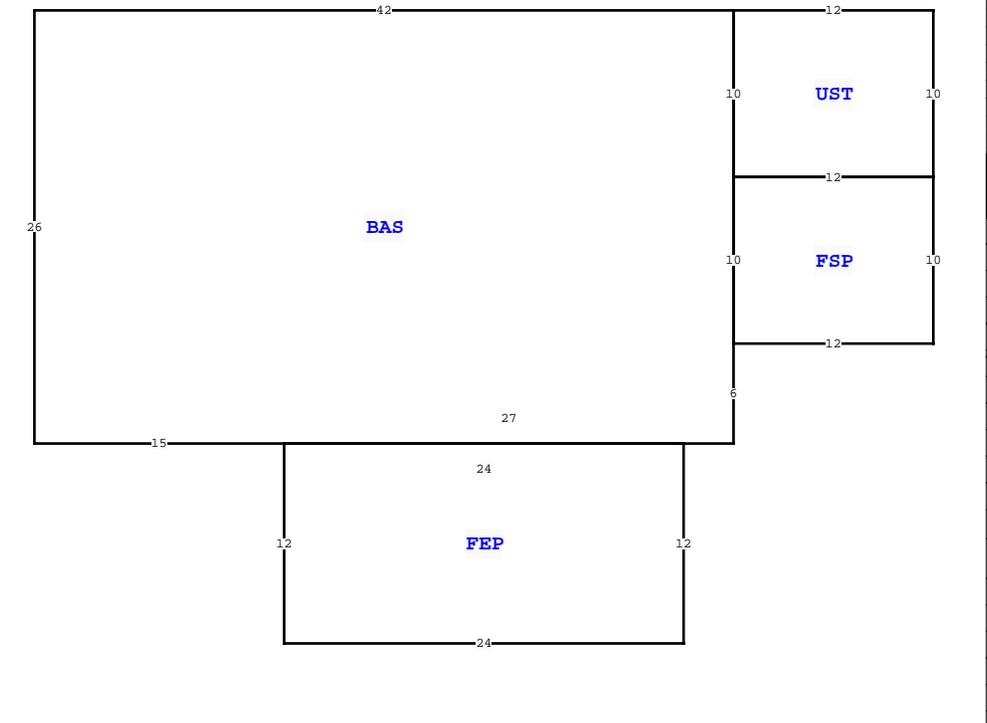


| BUILDING CHARACTERISTICS |                    |
|--------------------------|--------------------|
| ELEMENT                  | CD                 |
| Exterior Wall            | 15 CONC BLOCK 90   |
| Exterior Wall            | 08 WD OR PLY 10    |
| Roof Structure           | 03 GABLE/HIP 100   |
| Roof Cover               | 03 COMP SHNGL 100  |
| Interior Wall            | 05 DRYWALL 100     |
| Interior Floor           | 01 NONE 70         |
| Interior Floor           | 08 SHT VINYL 30    |
| Air Condition            | 03 CENTRAL 100     |
| Heating Type             | 04 AIR DUCTED 100  |
| Bedrooms                 | 3 100              |
| Bathrooms                | 1 100              |
| Frame                    | 01 NONE 100        |
| Stories                  | 1. 1. 100          |
| Architectural            | 05 CONV 100        |
| Units                    | 0 100              |
| Condition Adj            | 01 01 100          |
| Kitchen Adjus            | 01 01 100          |
| Quality                  | 05 05              |
| DOR CODE                 | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |    |       |        |  |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |  |
| 0100               | 01  | 1,424     | 80.7200     | 90.41          | 128,744        | 1991 | 1991 | 10   | 0    | 20 | 35.00 | 35.00  |  |



| MAP NUM          | MKT AREA  | 07               |             |      |              |                      |
|------------------|-----------|------------------|-------------|------|--------------|----------------------|
| 33317.110        | 1.00/     |                  |             |      |              |                      |
| NEIGHBORHOOD/LOC | AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|                  | BAS       | 1,092            | 100         |      | 1,092        | 34,555               |
|                  | FEP       | 288              | 80          |      | 230          | 7,278                |
|                  | FSP       | 120              | 40          |      | 48           | 1,519                |
|                  | UST       | 120              | 45          |      | 54           | 1,709                |
| <b>TOTALS</b>    |           | <b>1,620</b>     |             |      | <b>1,424</b> | <b>45,060</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 |
| 1              | 0169       | FENCE/WOOD  | 0   | 0   | 0 | 0 | 1.00  | UT | 1,000.00 | 1,000.00       | 50        | 1993    | 1993        | 3 | 50     | 500             |       |
| 2              | 0166       | CONC,PAVMT  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 100             |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |
| 1                | 0100     | C   | SFR                  | 0   |     | RSF/ME   | 100.00 | 105.00 | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 8,300.00   | 8,300.00       | 8,300      |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |     |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|-----|--|--|--|--|--|--|--|--|--|
|             |  |  |  |  |  |  |  |  |  |  |  |  |  | 600 |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |  |  | PAGE 1 of 1            | 2 |
|---------------------------|--|--|--|------------------------|---|
| VALUATION SUMMARY         |  |  |  | STANDARD               |   |
| VALUATION BY              |  |  |  | Tax Group: 2 Tax Dist: |   |
| BUILDING MARKET VALUE     |  |  |  | 45,060                 |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 600                    |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 8,300                  |   |
| TOTAL MARKET VALUE        |  |  |  | 53,960                 |   |
| SOH/AGL Deduction         |  |  |  | 0                      |   |
| ASSESSED VALUE            |  |  |  | 53,960                 |   |
| TOTAL EXEMPTION VALUE     |  |  |  | 0                      |   |
| BASE TAXABLE VALUE        |  |  |  | 53,960                 |   |
| TOTAL JUST VALUE          |  |  |  | 53,960                 |   |
| NCON VALUE                |  |  |  | 0                      |   |
| INCOME VALUE              |  |  |  |                        |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 53,960                 |   |

| PERMIT NUM | DESCRIPTION      | AMT   | ISSUED     |
|------------|------------------|-------|------------|
| 000052643  | Roof Replacement | 8,800 | 03/19/2025 |

| SALES DATA                    |           |           |     |     |        |            |
|-------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1519/479                      | 7/09/2024 | WD Q      | Q   | I   | 01     | 60,000     |
| GRANTOR: JSS INVESTMENT GROUP |           |           |     |     |        |            |
| GRANTEE: GRIFFIN AVE INVESTM  |           |           |     |     |        |            |
| 1508/2293                     | 2/20/2024 | WD Q      | Q   | I   | 01     | 30,000     |
| GRANTOR: MCSHANE PATRICK      |           |           |     |     |        |            |
| GRANTEE: JSS INVESTMENT GROU  |           |           |     |     |        |            |

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

| BUILDING DIMENSIONS                          |
|--|
| BAS=[ORIG=0,0] W42 S26 E15 E27 N6 N10 N10 \$ |
| FEP=[ORIG=-27,26] S12 E24 N12 W24 \$         |
| FSP=[ORIG=0,20] E12 N10 W12 S10 \$           |
| UST=[ORIG=0,10] E12 N10 W12 S10 \$           |