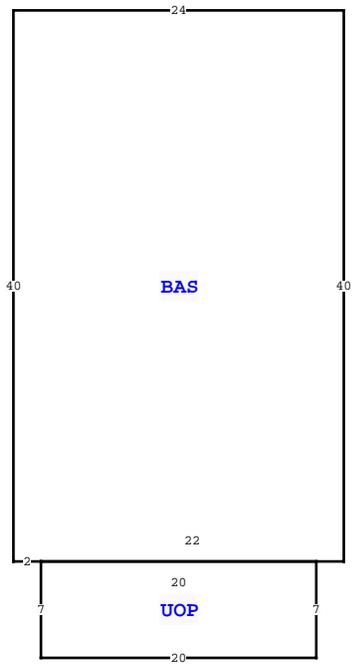




| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------------|
| ELEMENT | CD | | |
| Exterior Wall | 04 | SINGLE SID 100 | |
| Roof Structur | | N/A 100 | |
| Roof Cover | 01 | MINIMUM 100 | |
| Interior Wall | 02 | WALL BD/WD 100 | |
| Interior Floo | 09 | PINE WOOD 100 | |
| Air Condition | 02 | WINDOW 100 | |
| Heating Type | 03 | FORCED AIR 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 | 33317.110 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 960 | 100 | |
| UOP | 140 | 20 | |
| TOTALS | 1,100 | | 988 24,741 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | | |
| 0100 | 01 | 988 | 39.9360 | 45.53 | 44,984 | 1935 | 1935 | 10 | 0 | 0 | 35.00 | 55.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr | | | | | | | | | | | | | | |



537 SE LOMOND AVE, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 24,741 | | |
| TOTAL MARKET OB/XF VALUE | 300 | | |
| TOTAL LAND VALUE - MARKET | 6,640 | | |
| TOTAL MARKET VALUE | 31,681 | | |
| SOH/AGL Deduction | 0 | | |
| ASSESSED VALUE | 31,681 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 31,681 | | |
| TOTAL JUST VALUE | 31,681 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | 0 | | |
| PREVIOUS YEAR MKT VALUE | 31,246 | | |

LAND:1:1: 8,400SF=1 ADJ ASSESSED LOT(1+ PLATTED LO

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
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| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1351/0846 | 12/28/2017 | QC | U | I | 11 | 6,500 |
| GRANTOR: 5T WEALTH PARTNERS LP | | | | | | |
| GRANTEE: FERNANDO O STUTZ | | | | | | |
| 1346/0633 | 10/18/2017 | TD | U | I | 18 | 4,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: 5T WEALTH PARTNERS | | | | | | |

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 S40 E2 UOP= S7 E20 N7 W20\$ E22 N40\$.

| 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

| 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 | 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/MH80.00 | 105.00 | | 1.00 | LT | | 1.00 | 1.00 | 0.80 | 8,300.00 | 6,640.00 | 6,640 | | | | | | | |