

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 18 | CEMENT BRK | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 50 |
| Interior Floor | 14 | CARPET | 50 |
| 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 |
| Architectual Units | 05 | CONV | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 33317.140 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,125 | 100 | |
| FCP | 288 | 25 | |
| FOP | 90 | 30 | |
| UST | 72 | 45 | |
| TOTALS | 1,575 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|------------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 1,256 | 116.5000 | 132.81 | 166,809 | 1962 | 2020 | 0 | 0 | 5.00 | 95.00 | |
| 1 SINGLE FAM | | | 0% - 2023 | Heated Area: 1125 | | | HX Base Yr | | | | | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|---------|
| VALUATION BY | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 158,469 |
| TOTAL MARKET OB/XF VALUE | | | 350 |
| TOTAL LAND VALUE - MARKET | | | 18,500 |
| TOTAL MARKET VALUE | | | 177,319 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 177,319 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 177,319 |
| TOTAL JUST VALUE | | | 177,319 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 176,178 |

| 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 |
| 1468/2677 | 6/01/2022 | WD Q | Q | I | 01 | 182,000 |
| GRANTOR: TRITON INVESTMENT GRO | | | | | | |
| GRANTEE: CREEL CYNTHIA LYNN | | | | | | |
| 1457/1714 | 1/12/2022 | CT U | I | 18 | | 76,000 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: TRITON INVESTMENT G | | | | | | |

| EXTRA FEATURES | | 223 SE DUSTIN TER, 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 | 300 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 50 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/21/2023 | MLU |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W45 UST= W12 S6 E12 N6 S6 FCP= W12 S24 E12 N24 S19 FOP= S5 E18 N5 W18 S E45 N25 S. | | | | | | | | | | | | |

| 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-2 | 80.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | | |