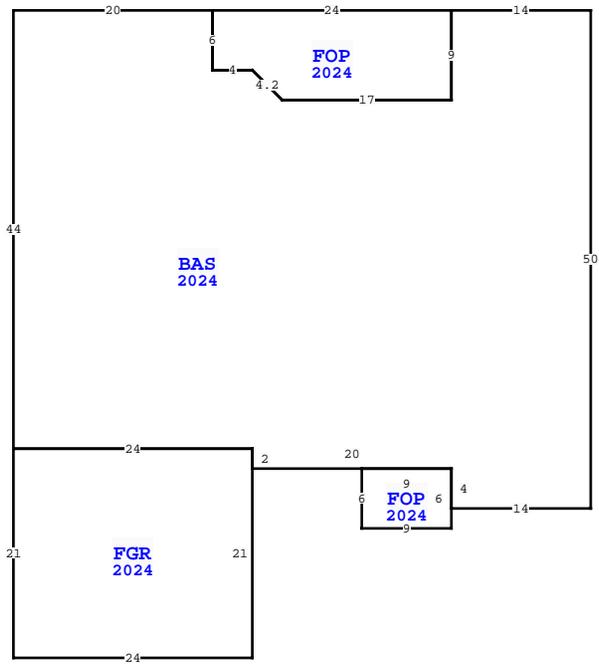


| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 19 | COMMON BRK | 100 | | |
| Exterior Wall | 00 | N/A | 0 | | |
| Roof Structure | 08 | IRREGULAR | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 14 | CARPET | 50 | | |
| Interior Floor | 15 | HARDTILE | 50 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 4 | 100 | | |
| Bathrooms | | 3 | 100 | | |
| Frame | 02 | WOOD FRAME | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Units | | 0 | 100 | | |
| Condition Adj | 03 | 03 | 100 | | |
| Kitchen Adjus | 01 | 01 | 100 | | |
| Quality | 05 | 05 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA | 06 | | |
| NEIGHBORHOOD/LOC | 34316.060 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,477 | 100 | 2024 | 2,477 | 323,726 |
| FGR | 504 | 55 | 2024 | 277 | 36,202 |
| FOP | 54 | 30 | 2024 | 16 | 2,091 |
| FOP | 200 | 30 | 2024 | 60 | 7,842 |
| TOTALS | 3,235 | | | 2,830 | 369,861 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,830 | 119.0700 | 133.36 | 377,409 | 2023 | 2023 | 0 | 0 | 2.00 | 98.00 | |
| 1 SINGLE FAM 100% - 2024 Heated Area: 2477 HX Base Yr 2024 | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--|--------------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | 369,861 | |
| TOTAL MARKET OB/XF VALUE | | 4,098 | |
| TOTAL LAND VALUE - MARKET | | 24,000 | |
| TOTAL MARKET VALUE | | 397,959 | |
| SOH/AGL Deduction | | 33,915 | |
| ASSESSED VALUE | | 364,044 | |
| TOTAL EXEMPTION VALUE | | HX HB 51,411 | |
| BASE TAXABLE VALUE | | 312,633 | |
| TOTAL JUST VALUE | | 397,959 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 401,733 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 00304 | SFR | | 05/13/2021 |

| SALES DATA | | | | | | |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 1492/2097 | 5/26/2023 | WD Q | Q | I | 01 | 388,900 |
| GRANTOR: ADAMS HOMES OF NORTH | | | | | | |
| GRANTEE: DURSO MARIO ARMONDO | | | | | | |
| 1425/211 | 11/19/2020 | WD Q | V | 05 | | 312,000 |
| GRANTOR: BAVERIA LLC | | | | | | |
| GRANTEE: ADAMS HOMES OF NORT | | | | | | |

| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | | | 3.00 | 100 | 2024 | 2023 | | 100 | 4,098 | |

BLD DATE: 05/01/2023 MLU
 XF DATE:
 INC DATE:
 LGL DATE:
 LAND DATE:
 AG DATE:
 3994 NW RIVER SEBASTIAN LN, LAKE CITY

| BUILDING NOTES | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=-7,-27] W14 S9 W17 U3L3 W4 N6 W20 S44 E24 S2 E20 S4 E14 N50 \$ | | | | | | | | | | | | |
| FGR=[YR=2024;ORIG=-65,17] E24 S21 W24 N21 \$ | | | | | | | | | | | | |
| FOP=[YR=2024;ORIG=-30,19] E9 S6 W9 N6 \$ | | | | | | | | | | | | |
| FOP=[YR=2024;ORIG=-21,-27] W24 S6 E4 D3R3 E17 N9 \$ | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=-7,-27] W14 S9 W17 U3L3 W4 N6 W20 S44 E24 S2 E20 S4 E14 N50 \$ | | | | | | | | | | | | |
| FGR=[YR=2024;ORIG=-65,17] E24 S21 W24 N21 \$ | | | | | | | | | | | | |
| FOP=[YR=2024;ORIG=-30,19] E9 S6 W9 N6 \$ | | | | | | | | | | | | |
| FOP=[YR=2024;ORIG=-21,-27] W24 S6 E4 D3R3 E17 N9 \$ | | | | | | | | | | | | |

| 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 | 100 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | | |