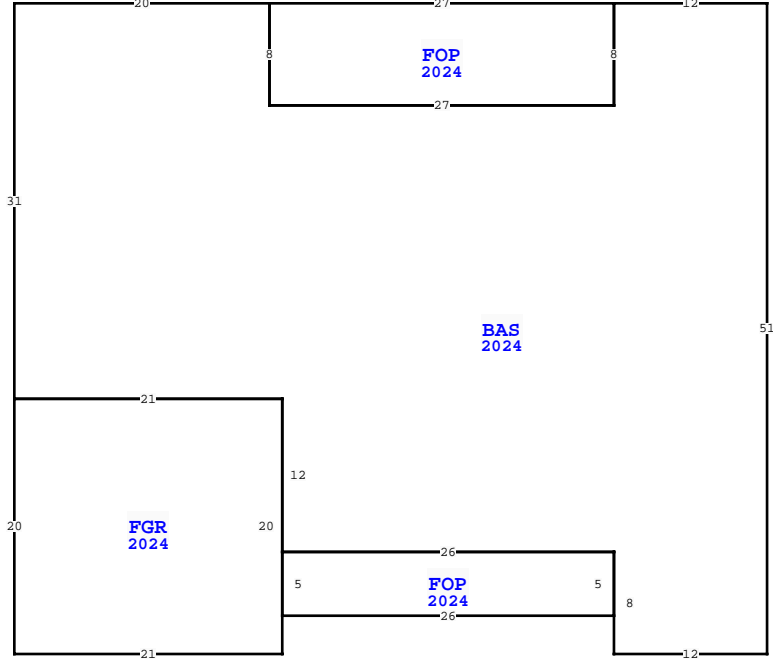


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 19               | COMMON BRK    | 100  |
| Exterior Wall            | 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                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 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 |
| BAS                      | 2,165            | 100           | 2024 |
| FGR                      | 420              | 55            | 2024 |
| FOP                      | 130              | 30            | 2024 |
| FOP                      | 216              | 30            | 2024 |
| TOTALS                   | 2,931            |               |      |

| MARKET ADJUSTMENTS |            |           |             |                |                   |                 |     |      |      |      |        |
|--------------------|------------|-----------|-------------|----------------|-------------------|-----------------|-----|------|------|------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB             | EYB | ECON | FNCT | NORM | % COND |
| 1                  | SINGLE FAM | 100%      | - 2025      |                |                   |                 |     |      |      |      |        |
|                    |            |           |             |                | Heated Area: 2165 |                 |     |      |      |      |        |
|                    |            |           |             |                |                   | HX Base Yr 2025 |     |      |      |      |        |



| COLUMBIA COUNTY PROPERTY  |       | PAGE 1 of 1 | 1        |
|---------------------------|-------|-------------|----------|
| VALUATION SUMMARY         |       |             |          |
| VALUATION BY              |       |             | STANDARD |
| Tax Group: 1              |       | Tax Dist:   |          |
| BUILDING MARKET VALUE     |       |             | 321,342  |
| TOTAL MARKET OB/XF VALUE  |       |             | 2,628    |
| TOTAL LAND VALUE - MARKET |       |             | 24,000   |
| TOTAL MARKET VALUE        |       |             | 347,970  |
| SOH/AGL Deduction         |       |             | 63,572   |
| ASSESSED VALUE            |       |             | 284,398  |
| TOTAL EXEMPTION VALUE     | HX HB |             | 51,411   |
| BASE TAXABLE VALUE        |       |             | 232,987  |
| TOTAL JUST VALUE          |       |             | 347,970  |
| NCON VALUE                |       |             | 0        |
| INCOME VALUE              |       |             |          |
| PREVIOUS YEAR MKT VALUE   |       |             | 351,249  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 00303      | SFR         |     | 05/13/2021 |

| SALES DATA                    |            |           |       |       |        |            |
|-------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number             | DATE       | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1511/2650                     | 4/01/2024  | WD Q      |       | I     | 01     | 370,800    |
| GRANTOR: ADAMS HOMES OF NORTH |            |           |       |       |        |            |
| GRANTEE: O'NEAL KEITH BERNAR  |            |           |       |       |        |            |
| 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    | 2,628           |       |

| TOTALS   |         | 4014 NW RIVER SEBASTIAN LN, LAKE CITY |            |
|----------|---------|---------------------------------------|------------|
| BLD DATE | XF DATE | INC DATE                              | LGL DATE   |
|          |         |                                       | 05/01/2023 |
|          |         |                                       | MLU        |

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

BAS=[YR=2024;ORIG=70,19] W12 S8 W27 N8 W20 S31 E21 S12 E26 S8 E12 N51 \$  
 FGR=[YR=2024;ORIG=11,50] E21 S20 W21 N20 \$  
 FOP=[YR=2024;ORIG=31,19] E27 S8 W27 N8 \$  
 FOP=[YR=2024;ORIG=32,62] E26 S5 W26 N5 \$

| 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     |                             |      |         |      |     |    |        |