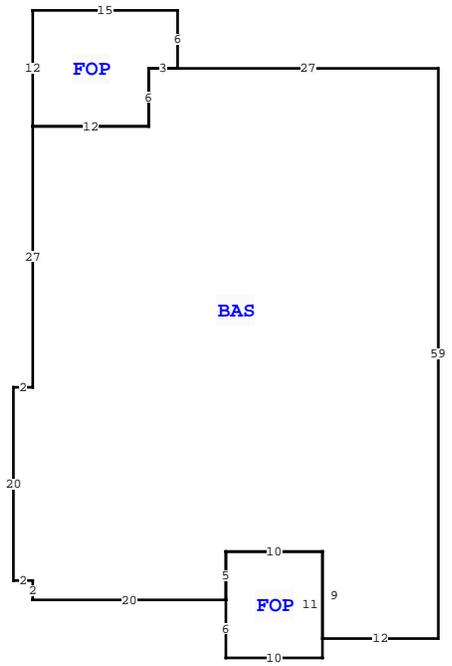


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 13 | LAM/VNLPLK | 100 |
| Interior Floor | 00 | N/A | 0 |
| 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 | 2,276 | 100 | |
| FOP | 110 | 30 | |
| FOP | 162 | 30 | |
| TOTALS | 2,548 | | |

| 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% | - 2022 | | | | | | | | | |
| | | | Heated Area: 2276 | | | | | | | | | |
| | | | HX Base Yr 2022 | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 |
|---------------------------|-------------|-------------|
| VALUATION SUMMARY | | 1 |
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 268,252 |
| TOTAL MARKET OB/XF VALUE | | 4,752 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 297,004 |
| SOH/AGL Deduction | | 29,030 |
| ASSESSED VALUE | | 267,974 |
| TOTAL EXEMPTION VALUE | HX HB VX VP | 183,349 |
| BASE TAXABLE VALUE | | 84,625 |
| TOTAL JUST VALUE | | 297,004 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 300,533 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 202000695 | NEW SFR | | 12/09/2020 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1429/1408 | 1/05/2021 | WD U | V | V | 11 | 100 |
| GRANTOR: JWK INVESTMENT LLC | | | | | | |
| GRANTEE: RENTZ FLOYD D | | | | | | |
| 1424/2394 | 11/03/2020 | WD U | V | V | 30 | 175,000 |
| GRANTOR: PK FOREST INVESTMENTS | | | | | | |
| GRANTEE: JWK INVESTMENTS LLC | | | | | | |

| 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 | UT | 2.00 | 2.00 | 100 | 2021 | 2021 | | 100 | 2,952 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | UT | 1,800.00 | 1,800.00 | 100 | 2023 | 2022 | | 100 | 1,800 | |

4013 NW CANTERBURY LN, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/01/2023 MLU

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[ORIG=70,30] S27 W2 S20 E2 S2 E20 N5 E10 S9 E12 N59 W27 W3 S6 W12 \$ | |
| FOP=[ORIG=70,18] S12 E12 N6 E3 N6 W15 \$ | |
| FOP=[ORIG=90,74] S5 S6 E10 N11 W10 \$ | |

| 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 | | | | | | | | |