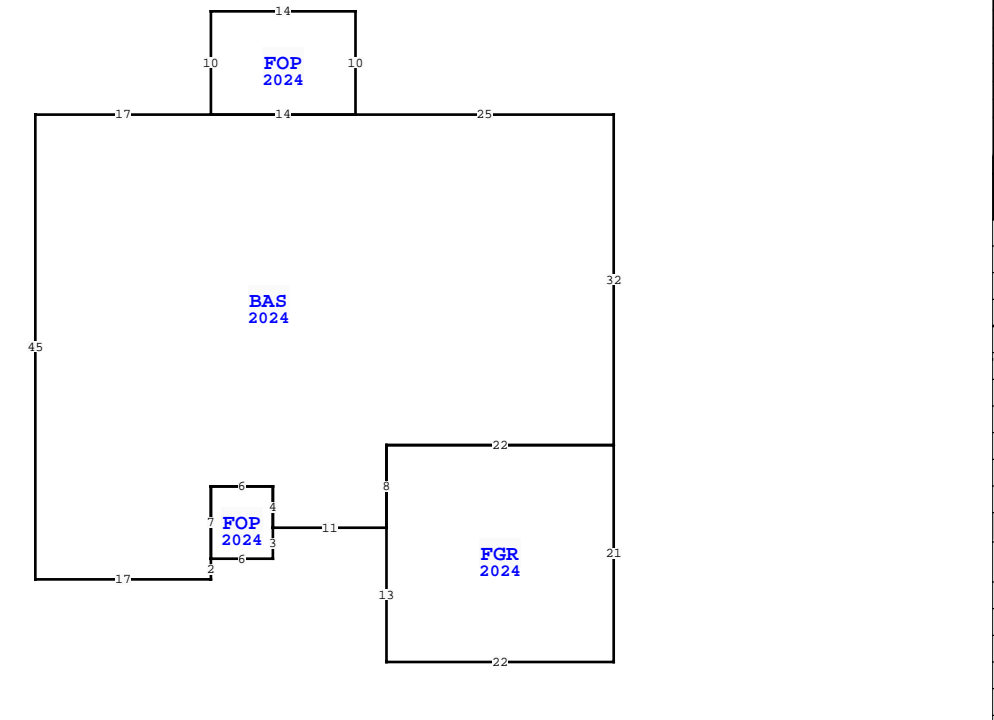


| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 14 | CARPET 85 |
| Interior Floor | 15 | HARDTILE 15 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,434 | 112.8595 | 126.40 | 307,658 | 2023 | 2023 | 0 | 0 | 2.00 | 98.00 | |



| 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 | 2,125 | 100 | 2024 | 2,125 | 263,228 |
| FGR | 462 | 55 | 2024 | 254 | 31,464 |
| FOP | 42 | 30 | 2024 | 13 | 1,610 |
| FOP | 140 | 30 | 2024 | 42 | 5,203 |
| TOTALS | 2,769 | | | 2,434 | 301,505 |

| | | | | |
|-------------------------------|----------|-----------|------------|-----|
| 569 NW OAKMONT WAY, LAKE CITY | BLD DATE | LGL DATE | 05/01/2023 | MLU |
| | XF DATE | LAND DATE | | |
| | INC DATE | AG DATE | | |

| 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 | 1,860 | |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 1,860 | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 1,860 | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | |
|---------------------------|-----------|----------|
| VALUATION SUMMARY | | |
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 301,505 |
| TOTAL MARKET OB/XF VALUE | | 1,860 |
| TOTAL LAND VALUE - MARKET | | 24,000 |
| TOTAL MARKET VALUE | | 327,365 |
| SOH/AGL Deduction | | 137,051 |
| ASSESSED VALUE | | 190,314 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 138,903 |
| TOTAL JUST VALUE | | 327,365 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 330,441 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 00301 | SFR | | 05/13/2021 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1485/2069 | 2/28/2023 | WD Q | Q | I | 01 | 360,500 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: RYAN LAWRENCE J | | | | | | |
| 1425/211 | 11/19/2020 | WD Q | V | 05 | | 312,000 |
| GRANTOR: BAVERIA LLC | | | | | | |
| GRANTEE: ADAMS HOMES OF NORT | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2024;ORIG=50,9] S45 E17 N2 N7 E6 S4 E11 N8 E22 N32 W25 W14 W17 \$ | | | | | | | | | | | | |
| FOP=[YR=2024;ORIG=67,-1] S10 E14 N10 W14 \$ | | | | | | | | | | | | |
| FOP=[YR=2024;ORIG=67,45] S7 E6 N3 N4 W6 \$ | | | | | | | | | | | | |
| FGR=[YR=2024;ORIG=84,41] S8 S13 E22 N21 W22 \$ | | | | | | | | | | | | |