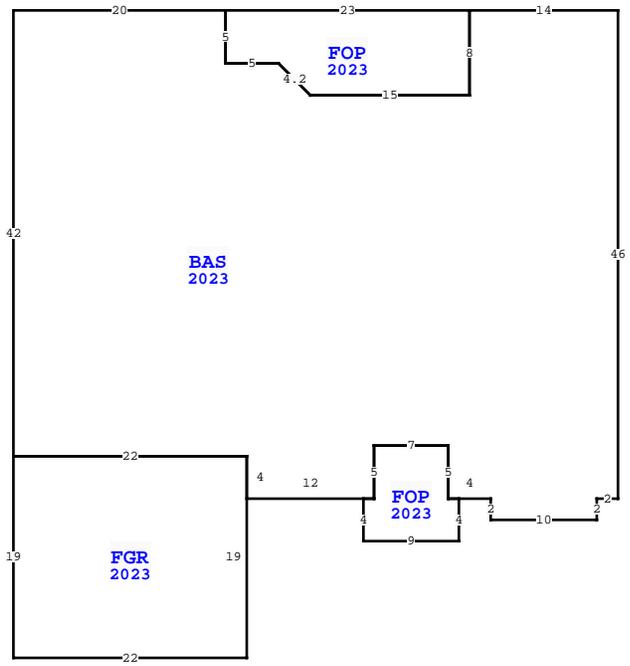


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Exterior Wall | 00 | N/A | 0 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior 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 | | 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 | 2,355 | 100 | 2023 |
| FGR | 418 | 55 | 2023 |
| FOP | 71 | 30 | 2023 |
| FOP | 165 | 30 | 2023 |
| TOTALS | 3,009 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 2,656 | 111.8400 | 127.50 | 338,640 | 2022 | 2022 | 0 | 0 | 3.00 | 97.00 | |
| 1 SINGLE FAM 0% - 2023 Heated Area: 2355 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 328,481 |
| TOTAL MARKET OB/XF VALUE | | | 2,367 |
| TOTAL LAND VALUE - MARKET | | | 24,000 |
| TOTAL MARKET VALUE | | | 354,848 |
| SOH/AGL Deduction | | | 40,395 |
| ASSESSED VALUE | | | 314,453 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 314,453 |
| TOTAL JUST VALUE | | | 354,848 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 352,404 |

| 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 |
| 1466/1596 | 5/06/2022 | WD Q | Q | I | 01 | 298,300 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| GRANTEE: PATEL NILESH R | | | | | | |
| 1425/211 | 11/19/2020 | WD Q | Q | V | 05 | 312,000 |
| GRANTOR: ADAMS HOMES OF NORTHW | | | | | | |
| 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 | 0 | 0 | 789.00 | UT | 3.00 | 3.00 | 100 | 2023 | 2022 | | 100 | 2,367 | |

540 NW OAKMONT WAY, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/20/2023 MLU

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

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=0,-18] W14 S8 W15 U3L3 W5 N5 W20 S42 E22 S4 E12 N5 E7 S5 E4 S2 E10 N2 E2 N46 \$ | | | | | | | | | | | | |
| FGR=[YR=2023;ORIG=-57,24] E22 S19 W22 N19 \$ | | | | | | | | | | | | |
| FOP=[YR=2023;ORIG=-14,-18] W23 S5 E5 D3R3 E15 N8 \$ | | | | | | | | | | | | |
| FOP=[YR=2023;ORIG=-16,23] W7 S5 W1 S4 E9 N4 W1 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 | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 24,000.00 | 24,000.00 | 24,000 | | | | | | | | |