

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|-------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 32 | HARDIE BRD 100 | |
| Roof Structur | 03 | GABLE/HIP 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floo | 14 | CARPET 70 | |
| Interior Floo | 13 | LAM/VNLPLK 30 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 3 100 | |
| Bathrooms | | 2 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 2. | 2. 100 | |
| Units | 4 | 4 100 | |
| Condition Adj | 03 | 03 100 | |
| Quality | 06 | 06 | |
| DOR CODE | 0800MULTI-FAM <10 | | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 34316.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,397 | 100 | 2025 |
| FOP | 200 | 30 | 2025 |
| FOP | 200 | 30 | 2025 |
| FOP | 200 | 30 | 2025 |
| FOP | 200 | 30 | 2025 |
| FUS | 2,397 | 100 | 2025 |
| TOTALS | 5,594 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|----------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|------------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | TRI/QUAD | 0% | - 2025 | | | | | | | | | Heated Area: 4794 HX Base Yr | |

| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 596,096 |
| TOTAL MARKET OB/XF VALUE | | | 8,283 |
| TOTAL LAND VALUE - MARKET | | | 32,932 |
| TOTAL MARKET VALUE | | | 637,311 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 637,311 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 637,311 |
| TOTAL JUST VALUE | | | 637,311 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 609,906 |

| 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 |
| 1480/2650 | 12/05/2022 | QC | U | V | 11 | 100 |
| GRANTOR: GANSKOP PROPERTIES LL | | | | | | |
| GRANTEE: THE PINES AS FOREST | | | | | | |
| 1404/0899 | 1/24/2020 | WD | Q | V | 05 | 50,000 |
| GRANTOR: JEAN B NORTH | | | | | | |
| GRANTEE: GANSKOP PROPERTIES | | | | | | |

| 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 | 0 | 511.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 1,533 | |
| 2 | 0260 | PAVEMENT-A | 0 | 0 | 0 | 0 | 3,375.00 | UT | 2.00 | 2.00 | 100 | 2025 | 2024 | | 100 | 6,750 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 8,283 |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|-------|
| 450 NW LAKE CITY AVE APT 101, LAKE CITY | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2025;ORIG=31,40] W51 N47 E51 S47 \$ | | | | | | | | | | | | | |
| FOP=[YR=2025;ORIG=18,40] S8 W25 N8 E25 \$ | | | | | | | | | | | | | |
| FOP=[YR=2025;ORIG=18,-7] W25 N8 E25 S8 \$ | | | | | | | | | | | | | |
| FUS=[YR=2025;ORIG=100,40] W51 N47 E51 S47 \$ | | | | | | | | | | | | | |
| FOP=[YR=2025;ORIG=87,40] S8 W25 N8 E25 \$ | | | | | | | | | | | | | |
| FOP=[YR=2025;ORIG=87,-15] S8 W25 N8 E25 \$ | | | | | | | | | | | | | |

| 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 | 0800 | C | MULTI-FAM | 0 | | RO | 0.00 | 0.00 | 23,523.00 | SF | | 1.00 | 1.00 | 0.80 | 1.75 | 1.40 | 32,932 | | | | | | | |