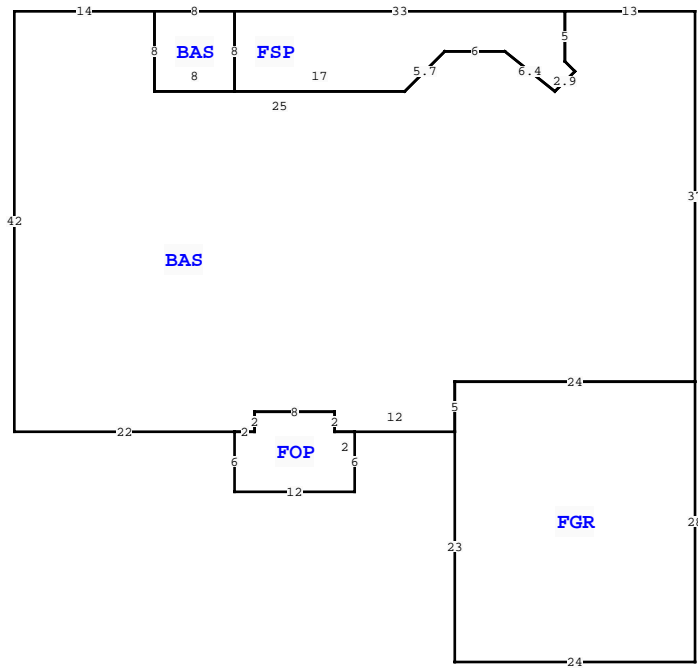


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 13 | LAM/VNLPK | 50 |
| Interior Floo | 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 | 1.100 | |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 04 | 04 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 06 | 06 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 34316.070 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 64 | 100 | |
| BAS | 2,434 | 100 | |
| FGR | 672 | 55 | |
| FOP | 88 | 30 | |
| FSP | 223 | 40 | |
| TOTALS | 3,481 | | |

| 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: 2498 HX Base Yr 2022 | | | | | | | | | | | |



| VALUATION SUMMARY | | STANDARD |
|---------------------------|--------------|----------|
| VALUATION BY | Tax Group: 1 | STANDARD |
| BUILDING MARKET VALUE | | 360,792 |
| TOTAL MARKET OB/XF VALUE | | 32,570 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 428,362 |
| SOH/AGL Deduction | | 71,473 |
| ASSESSED VALUE | | 356,889 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 305,478 |
| TOTAL JUST VALUE | | 428,362 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 433,802 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|--------|------------|
| 0009 | REROOF | 23,613 | 01/07/2026 |
| 1613 | ADDN SFR | 55 | 03/25/2010 |
| 3750 | POOL ENCL | 50 | 05/31/2006 |
| 3634 | POOL | 160 | 03/22/2006 |
| 3296 | SFR | 981 | 06/13/2005 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1439/1480 | 6/09/2021 | WD Q | Q | I | 01 | 390,000 |
| GRANTOR: BAUGHN JUDITH S POMER | | | | | | |
| GRANTEE: MCPHERSON KARI LYNN | | | | | | |
| 1043/0142 | 4/11/2005 | WD Q | Q | V | | 33,000 |
| GRANTOR: ERKINGER HOME BUILDER | | | | | | |
| GRANTEE: JUDITH S POMEROY | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|----------|----|----------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1 | 0190 | FPLC PF | 0 | 100 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 2,820.00 | UT | 2.50 | 2.50 | 100 | 2006 |
| 3 | 0280 | POOL R/CON | 0 | 100 | 16 | 480.00 | UT | 56.00 | 56.00 | 100 | 2006 |
| 4 | 0282 | POOL ENCL | 0 | 100 | 29 | 1,044.00 | UT | 12.00 | 12.00 | 100 | 2006 |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 80.00 | UT | 13.50 | 13.50 | 100 | 2006 |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 |
| 7 | 0070 | CARPORT UF | 0 | 100 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 |
| 8 | 0104 | GENERATOR | 0 | 100 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2021 |

| TOTAL OB/XF | | | | | | | | | | | |
|--------------------------------|------------|-------------|---------|---|---|-------|----|-------|----------------|-----------|---------|
| L N | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 4452 NW WISTERIA DR, LAKE CITY | | | | | | | | | | | |
| BLD DATE: 04/14/2026 MLU | | | | | | | | | | | |
| LGL DATE: 04/14/2026 | | | | | | | | | | | |
| XF DATE: 04/14/2026 | | | | | | | | | | | |
| INC DATE: 04/14/2026 | | | | | | | | | | | |
| AG DATE: 04/14/2026 | | | | | | | | | | | |
| TOTAL OB/XF VALUE: 32,570 | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|--------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W13 FSP= W33 BAS= W8 S8 E8 N8\$ S8 E17 R4 U4 E6 D4 R5 | | | | | | | | | | | |
| R2 U2 U1 L1 N5 \$ S5 R1 D1 D2 L2 L5 U4 W6 D4 L4 W25 | | | | | | | | | | | |
| N8 W14 S42 E22 FOP= S6 E12 N6W2 N2W8 S2 W2\$ E2 N2 E8 S2 E12 | | | | | | | | | | | |
| FGR= S23 E24 N28 W24 S5\$ N5 E24 N37\$. | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | |
|---------------------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1 | 0100 | C | SFR | 100 | | *RSF-2 | 0.00 | 0.00 | 1.00 | LT | 1.00 |
| TOTAL ADJ: 1.00 | | | | | | | | | | | |
| UNIT PRICE: 35,000.00 | | | | | | | | | | | |
| ADJ UNIT PRICE: 35,000.00 | | | | | | | | | | | |
| LAND VALUE: 35,000 | | | | | | | | | | | |
| OTHER ADJUSTMENTS AND NOTES | | | | | | | | | | | |
| YEAR DENSITY DECL FRZ YR CONSRV | | | | | | | | | | | |