

| BUILDING CHARACTERISTICS | | CD | | CONSTRUCTION | |
|--------------------------|------------------|-------------|------|--------------|----------------------|
| Exterior Wall | 16 | WD FR STUC | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 12 | MODULAR MT | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floor | 14 | CARPET | 90 | | |
| Interior Floor | 08 | SHT VINYL | 10 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 2 | 100 | | |
| Bathrooms | | 1.5 | 100 | | |
| Frame | 02 | WOOD FRAME | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Architectual | 05 | CONV | 100 | | |
| Units | | 2 | 100 | | |
| Condition Adj | 03 | 03 | 100 | | |
| Kitchen Adjus | 01 | 01 | 100 | | |
| Quality | 05 | 05 | | | |
| DOR CODE | 0800 | MULTI-FAM | <10 | | |
| MAP NUM | | MKT AREA | 06 | | |
| NEIGHBORHOOD/LOC | 34316.040 | 1.00 | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 892 | 100 | | 892 | 42,501 |
| BAS | 892 | 100 | | 892 | 42,501 |
| FGR | 276 | 55 | | 152 | 7,242 |
| FGR | 276 | 55 | | 152 | 7,242 |
| FOP | 48 | 30 | | 14 | 667 |
| FOP | 48 | 30 | | 14 | 667 |
| PTO | 100 | 5 | | 5 | 238 |
| PTO | 100 | 5 | | 5 | 238 |
| TOTALS | 2,632 | | | 2,126 | 101,297 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|------------------------------|-------|-----------|-------------|----------------|----------------|-----|-----|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | DUPLX | 0% | - 0 | | | | | | | | |
| Heated Area: 1784 HX Base Yr | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|-----------|--|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 2 |
| VALUATION BY | | | STANDARD |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 196,008 |
| TOTAL MARKET OB/XF VALUE | | | 8,588 |
| TOTAL LAND VALUE - MARKET | | | 35,000 |
| TOTAL MARKET VALUE | | | 239,596 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 239,596 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 239,596 |
| TOTAL JUST VALUE | | | 239,596 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 240,782 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000043899 | Roof Replacement | 12,750 | 03/11/2022 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1232/0956 | 3/29/2012 | WD | U | I | 40 | 220,000 |

GRANTOR: JENNY SAUNDERS MORRIS
GRANTEE: B & K FLORIDA PROPE
0814/0948 11/21/1995 QC Q I 01 43,500
GRANTOR: THOMAS MORRISON JR
GRANTEE: JENNY S MORRISON

| 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 | 16 | 225 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 5,040 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 16 | 100 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 2,240 | |
| 3 | 0166 | CONC, PAVMT | 0 | 0 | 12 | 60 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 1,008 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 300 | |

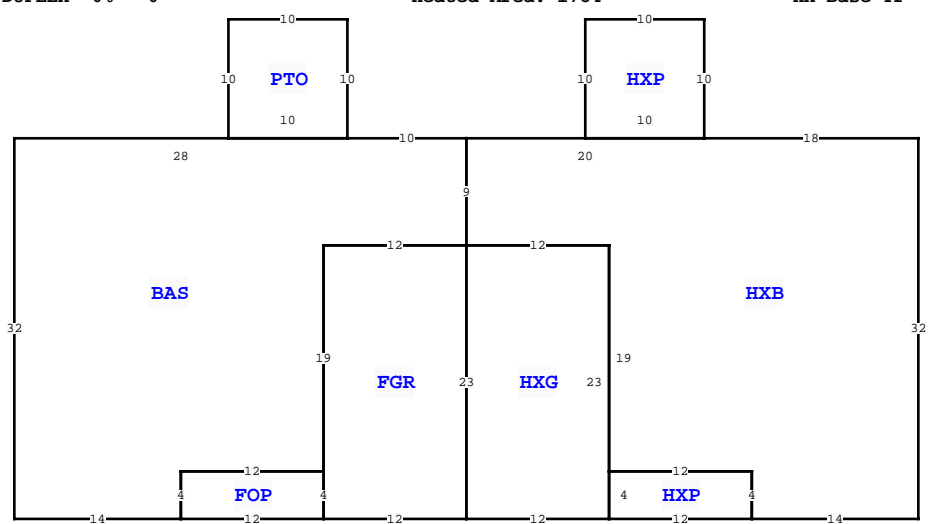
| BUILDING NOTES | | | | | | | | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE XF DATE INC DATE | | | | | | | | | | | |
| LGL DATE LAND DATE AG DATE | | | | | | | | | | | |
| 04/14/2026 MLU | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W18 PTO= N10 W10 S10 E10 \$ W20 BAS= W10 PTO= N10 W10 S10 E10\$ W28 S32 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N23 W12 S19\$ N19 E12 N9\$ S9 FGR= S23 E12 N23 W12\$ E12 S19 FOP= S4 E12 N4 W12\$ E12 S4 E14 N32\$. | | | | | | | | | | | |

| 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 | DPHT 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 | | RMF-2 | 2111.00 | 220.00 | 0.25 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 8,750 | | | | | | | |
| 2 | 0800 | C | MULTI-FAM | 0 | | RMF-2 | 0.00 | 0.00 | 0.75 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 26,250 | | | | | | | |

| BUILDING CHARACTERISTICS | |
|--------------------------|-------------------|
| ELEMENT | CD CONSTRUCTION |
| Exterior Wall | 16 WD FR STUC 100 |
| Roof Structur | 03 GABLE/HIP 100 |
| Roof Cover | 12 MODULAR MT 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 08 SHT VINYL 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 2 100 |
| Bathrooms | 2 100 |
| Frame | 02 WOOD FRAME 100 |
| Stories | 1. 1. 100 |
| Architectual | 05 CONV 100 |
| Units | 2 100 |
| Condition Adj | 02 02 100 |
| 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 |
| 2 | DUPLX | 0% | - 0 | | | | | | | | |



| 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 |
| TOTALS | 2,632 | | | | | 2,151 | | | 94,711 | | | | | | | |

3740 NW ARCHER ST, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 |
| INC DATE | | AG DATE | MLU |

| COLUMBIA COUNTY PROPERTY VALUATION SUMMARY | | 1 |
|--|--------------|----------|
| VALUATION BY | Tax Group: 1 | STANDARD |
| BUILDING MARKET VALUE | Tax Dist: | |
| TOTAL MARKET OB/XF VALUE | | 196,008 |
| TOTAL LAND VALUE - MARKET | | 8,588 |
| TOTAL MARKET VALUE | | 35,000 |
| SOH/AGL Deduction | | 239,596 |
| ASSESSED VALUE | | 0 |
| TOTAL EXEMPTION VALUE | | 239,596 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 239,596 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 240,782 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1232/0956 | 3/29/2012 | WD | U | I | 40 | 220,000 |
| GRANTOR: JENNY SAUNDERS MORRIS | | | | | | |
| GRANTEE: B & K FLORIDA PROPE | | | | | | |
| 0814/0948 | 11/21/1995 | QC | Q | I | 01 | 43,500 |
| GRANTOR: THOMAS MORRISON JR | | | | | | |
| GRANTEE: JENNY S MORRISON | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| HXB= W18 HXP= N10 W10 S10 E10\$ W20 BAS= W10 PTO= N10 W10 S10 E10\$ W28 S32 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N23 W12 S19\$ N19 E12 N9\$ S9 HXG= S23 E12 N23 W12\$ E12 S19 HXP= S4 E12 N4 W12\$ E12 S4 E14 N32\$. | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 |
| TOTAL OB/XF 0 | | | | | | | | | | | | | | | | | | | | | | | | |