

| ELEMENT | CD | CONSTRUCTION |
|--------------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 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 | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual Units | 05 | CONV 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 1 | SINGLE FAM | 0% | - 2022 | | 341,788 | 1973 | 1973 | 0 | 0 | 35.00 | 65.00 |

Heated Area: 2078 HX Base Yr

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 222,162 |
| TOTAL MARKET OB/XF VALUE | | 2,796 |
| TOTAL LAND VALUE - MARKET | | 42,000 |
| TOTAL MARKET VALUE | | 266,958 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 266,958 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 266,958 |
| TOTAL JUST VALUE | | 266,958 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 266,958 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 2,078 | 100 | | 2,078 | 187,207 |
| FGR | 550 | 55 | | 302 | 27,207 |
| FOP | 48 | 30 | | 14 | 1,261 |
| UOP | 176 | 20 | | 35 | 3,153 |
| UOP | 184 | 20 | | 37 | 3,333 |
| TOTALS | 3,036 | | | 2,466 | 222,162 |

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

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1449/1186 | 10/05/2021 | WD | Q | I | 01 | 250,000 |
| GRANTOR: COQUYT NELDA ANN | | | | | | |
| GRANTEE: RAUCH TYSON | | | | | | |
| 1378/0707 | 2/07/2019 | LE | U | I | 14 | 0 |
| GRANTOR: NELDA ANN COQUYT (LIF | | | | | | |
| GRANTEE: NATALIE OLLSON& NAT | | | | | | |

| 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 | | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 2,796 | |

| EXTRA FEATURES | | 419 NW FAIRWAY DR, LAKE CITY | |
|----------------|---------|------------------------------|------------|
| BLD DATE | XF DATE | INC DATE | LGL DATE |
| | | | 04/14/2026 |
| | | | MLU |

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

| BUILDING DIMENSIONS | |
|-----------------------------------------------------------------------------------------------------------------------------|--|
| BAS= W66 S7 UOP= W11 S16 E11N16 S28 FGR= S25 E22 N25 W22 S E22UOP= E23 N8 W23 S8 N8 E23 FOP= S8 E6 N8 W6 S E6 S8 E15 N35 S. | |

| LAND DESCRIPTION | | TOTAL OB/XF 2,796 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0140 | C | SFR GOLF | 0 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.20 | 35,000.00 | 42,000.00 | 42,000 | | | | | | | |