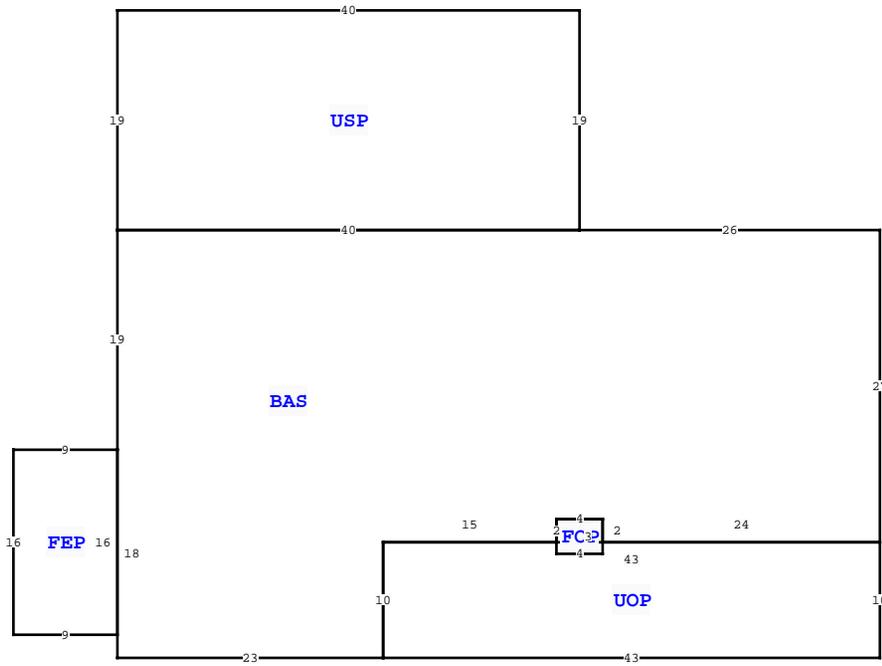


| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 19 | COMMON BRK | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 12 | MODULAR MT | 100 | | |
| Interior Wall | 05 | DRYWALL | 100 | | |
| Interior Floo | 14 | CARPET | 100 | | |
| Air Condition | 03 | CENTRAL | 100 | | |
| Heating Type | 04 | AIR DUCTED | 100 | | |
| Bedrooms | | 2 | 100 | | |
| Bathrooms | | 1.5 | 100 | | |
| Frame | 01 | NONE | 100 | | |
| Stories | 1. | 1. | 100 | | |
| Architectual | 05 | CONV | 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 | 01 | | |
| NEIGHBORHOOD/LOC | 35416.010 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 2,004 | 100 | | 2,004 | 163,945 |
| FEP | 144 | 80 | | 115 | 9,408 |
| FOP | 12 | 30 | | 4 | 327 |
| UOP | 430 | 20 | | 86 | 7,036 |
| USP | 760 | 35 | | 266 | 21,761 |
| TOTALS | 3,350 | | | 2,475 | 202,478 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,475 | 110.4000 | 125.86 | 311,504 | 1978 | 1978 | 0 | 0 | 35.00 | 65.00 |
| 1 SINGLE FAM 100% - 0 Heated Area: 2004 HX Base Yr | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 2 | 3 |
|---|------------------|--------|------------|-----------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 3 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 202,478 | |
| TOTAL MARKET OB/XF VALUE | | | | 28,950 | |
| TOTAL LAND VALUE - MARKET | | | | 29,600 | |
| TOTAL MARKET VALUE | | | | 261,028 | |
| SOH/AGL Deduction | | | | 98,909 | |
| ASSESSED VALUE | | | | 162,119 | |
| TOTAL EXEMPTION VALUE | | | | HX HB WX 56,411 | |
| BASE TAXABLE VALUE | | | | 105,708 | |
| TOTAL JUST VALUE | | | | 261,028 | |
| NCON VALUE | | | | 23,200 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 231,312 | |
| LAND:1:1: PLAT SAYS 1.52 AC FOR LOT 8 KING'S WOOD | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| 000047521 | Roof Replacement | 15,000 | 06/22/2023 | | |

| SALES DATA | | | | | | |
|-----------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0694/0069 | 8/11/1989 | WD Q | Q | I | | 79,500 |
| GRANTOR: DANIEL | | | | | | |
| GRANTEE: FREEMAN | | | | | | |
| 0655/0522 | 6/09/1988 | WD Q | Q | I | | 64,000 |
| GRANTOR: DANNELS DALE G & | | | | | | |
| GRANTEE: DANIEL CHARLES E & | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | 241 SW CANTERBURY CT, LAKE CITY | | BLD DATE | LGL DATE | MLU | |
|----------------|------------|-------------|---------|-----|---|-------|----|-------|----------------|-----------|-----------|---------------------------------|------|----------|-----------------|-------|--------|
| 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 100 |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 500 |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 750 |
| 5 | 0263 | PRCH, USP | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 |
| 6 | 0261 | PRCH, UOP | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 400 |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 800 |
| 8 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 1,500 |
| 9 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | | 1.00 | UT | 10,800.00 | 10,800.00 | 100 | 2026 | 2025 | | 100 | 10,800 |
| 10 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | | 1.00 | UT | 400.00 | 400.00 | 100 | 2026 | 2025 | | 100 | 400 |
| TOTALS | | | | | | | | | | | | 16,950 | | | | | |

| BUILDING NOTES | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
| BLD DATE | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | |
| 04/16/2026 MLU | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W26 USP= N19 W40 S19 E40\$ W40 S19 FEP= W9 S16 E9 N16\$ S18 E23 UOP= E43 N10 W43 S10\$ N10E15 FOP= S1 E4 N3 W4 S2\$ N2 E4 S2 E24 N27\$. | | | | | | | | | | | |

| 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 | 100 | | 00 | 161.00 | 403.00 | 1.48 | AC | | 1.00 | 1.00 | 1.00 | 20,000.00 | 20,000.00 | 29,600 | | | | | | | |

