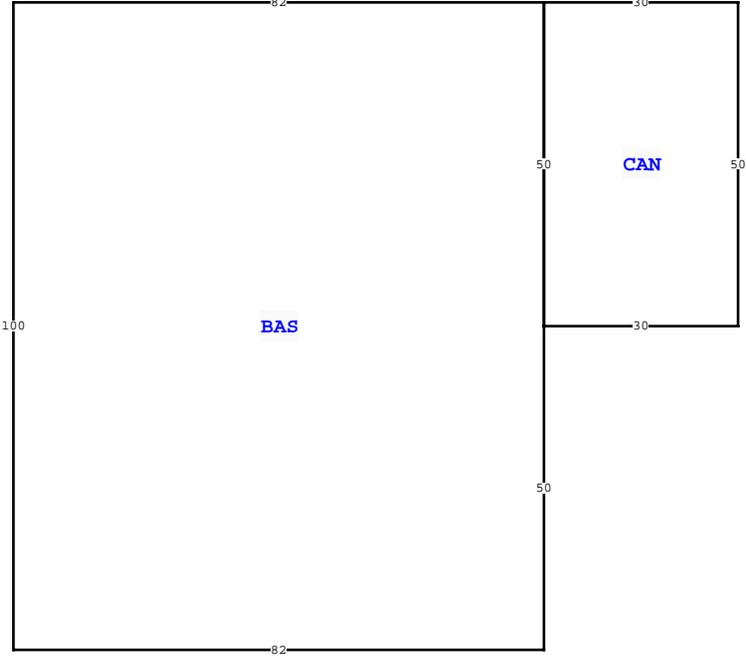


| BUILDING CHARACTERISTICS |                      | CONSTRUCTION |      |
|--------------------------|----------------------|--------------|------|
| ELEMENT                  | CD                   |              |      |
| Exterior Wall            | 17                   | MSNRY STUC   | 80   |
| Exterior Wall            | 28                   | GLASS THRM   | 20   |
| Roof Structure           | 09                   | RIDGE FRME   | 100  |
| Roof Cover               | 04                   | BUILT-UP     | 100  |
| Interior Wall            | 05                   | DRYWALL      | 100  |
| Interior Floor           | 15                   | HARDTILE     | 80   |
| Interior Floor           | 14                   | CARPET       | 20   |
| Ceiling                  | 01                   | FIN.SUSPD    | 100  |
| Air Condition            | 06                   | ENG CENTRL   | 100  |
| Heating Type             | 09                   | ENG F AIR    | 100  |
| Fixtures                 |                      | 9            | 100  |
| Frame                    | 03                   | MASONRY      | 100  |
| Story Height             |                      | 14           | 100  |
| RMS                      |                      | 7            | 100  |
| Stories                  | 1.                   | 1.           | 100  |
| Units                    |                      | 0            | 100  |
| Quality                  | 05                   | 05           |      |
| DOR CODE                 | 2700\VEH SALE/REPAIR |              |      |
| MAP NUM                  |                      | MKT AREA     | 06   |
| NEIGHBORHOOD/LOC         | 36316.00 1.00/       |              |      |
| AREA TYPE                | TOTAL GROSS AREA     | PCT OF BASE  | YEAR |
| BAS                      | 8,200                | 100          |      |
| CAN                      | 1,500                | 30           |      |
| TOTALS                   | 9,700                |              |      |

| MARKET ADJUSTMENTS |     |           |                   |                |                |      |      |      |      |      |        |       |  |
|--------------------|-----|-----------|-------------------|----------------|----------------|------|------|------|------|------|--------|-------|--|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS       | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |       |  |
| 6604               | 04  | 8,650     | 107.6922          | 61.38          | 530,937        | 2016 | 2016 | 0    | 0    | 0    | 7.00   | 93.00 |  |
| 2 VEH SHRM         |     | 0% - 0    | Heated Area: 8200 |                | HX Base Yr     |      |      |      |      |      |        |       |  |



| COLUMBIA COUNTY PROPERTY  |           | PAGE 1 of 2 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 1              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 611,012     |   |
| TOTAL MARKET OB/XF VALUE  |           | 78,203      |   |
| TOTAL LAND VALUE - MARKET |           | 739,832     |   |
| TOTAL MARKET VALUE        |           | 1,429,047   |   |
| SOH/AGL Deduction         |           | 0           |   |
| ASSESSED VALUE            |           | 1,429,047   |   |
| TOTAL EXEMPTION VALUE     |           | 0           |   |
| BASE TAXABLE VALUE        |           | 1,429,047   |   |
| TOTAL JUST VALUE          |           | 1,429,047   |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 1,401,310   |   |

| PERMIT NUM | DESCRIPTION       | AMT     | ISSUED     |
|------------|-------------------|---------|------------|
| 000047318  | Roof Replacement  | 76,914  | 05/25/2023 |
| 000046330  | New Commercial Co | 433,100 | 01/23/2023 |
| 000045430  | Signs - New or Ex | 15,000  | 09/13/2022 |
| 000044284  | Electrical Servic | 0       | 04/26/2022 |
| 16-0456    | DEMOLISH          | 0       | 05/16/2016 |
| 15-0947    | COMMERCIAL        | 0       | 11/09/2015 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1318/0518                      | 6/30/2016 | WD        | U     | I     | 37     | 2,262,900  |
| GRANTOR: ROUNTREE-MOORE FORD L |           |           |       |       |        |            |
| GRANTEE: LAKE CITY K AUTOMOT   |           |           |       |       |        |            |
| 1269/2307                      | 2/10/2014 | WD        | U     | V     | 11     | 0          |
| GRANTOR: ANDREW T MOORE TRUSTE |           |           |       |       |        |            |
| GRANTEE: JGM HOLDINGS LLC      |           |           |       |       |        |            |

| EXTRA FEATURES |            |             |     |     |     | 2528 W US HIGHWAY 90 , LAKE CITY |    |          |                |           |         |             |   |        |                 |       |  |  |  |
|----------------|------------|-------------|-----|-----|-----|----------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|--|--|--|
| 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              | 0260       | PAVEMENT-A  | 0   | 0   | 0 0 | 27,000.00                        | UT | 1.10     | 1.10           | 50        | 1984    | 1984        | 3 | 50     | 14,850          |       |  |  |  |
| 2              | 0140       | CLFENCE     | 6   | 0   | 0 0 | 1,360.00                         | UT | 3.50     | 3.50           | 100       | 0       | 0           | 3 | 100    | 4,760           |       |  |  |  |
| 3              | 0260       | PAVEMENT-A  | 0   | 0   | 0 0 | 30,400.00                        | UT | 1.60     | 1.60           | 15        | 2016    | 2016        | 3 | 85     | 41,344          |       |  |  |  |
| 4              | 0166       | CONC, PAVMT | 0   | 0   | 0 0 | 1,312.00                         | UT | 2.00     | 2.00           | 100       | 2016    | 2016        | 3 | 100    | 2,624           |       |  |  |  |
| 5              | 0253       | LIGHTING    | 0   | 0   | 0 0 | 8.00                             | UT | 1,500.00 | 1,500.00       | 100       | 2016    | 2016        | 3 | 100    | 12,000          |       |  |  |  |
| 6              | 0166       | CONC, PAVMT | 0   | 0   | 0 0 | 875.00                           | UT | 3.00     | 3.00           | 100       | 2024    | 2023        |   | 100    | 2,625           |       |  |  |  |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/08/2024 | MLU     |

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

| BUILDING DIMENSIONS                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W82 S100 E82 N50 CAN= E30 N50 W30 S50\$ N50\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |           |     |          |        | TOTAL OB/XF 78,203 |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|--------------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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                | 2700     | C   | AUTO SALES           | 0   |     | CI       | 150.00 | 375.00 | 56,250.00   | SF        |     | 1.00     | 1.00   | 0.75               | 15.00      | 11.25          | 632,812    |                             |      |         |      |     |    |        |
| 2                | 2700     | C   | AUTO SALES           | 0   |     | CI       | 0.00   | 0.00   | 30,750.00   | SF        |     | 1.00     | 1.00   | 0.75               | 3.00       | 2.25           | 69,188     |                             |      |         |      |     |    |        |
| 3                | 1000     | C   | VACANT COMME         | 0   |     | CI       | 0.00   | 0.00   | 16,814.00   | SF        |     | 1.00     | 1.00   | 0.75               | 3.00       | 2.25           | 37,832     |                             |      |         |      |     |    |        |

