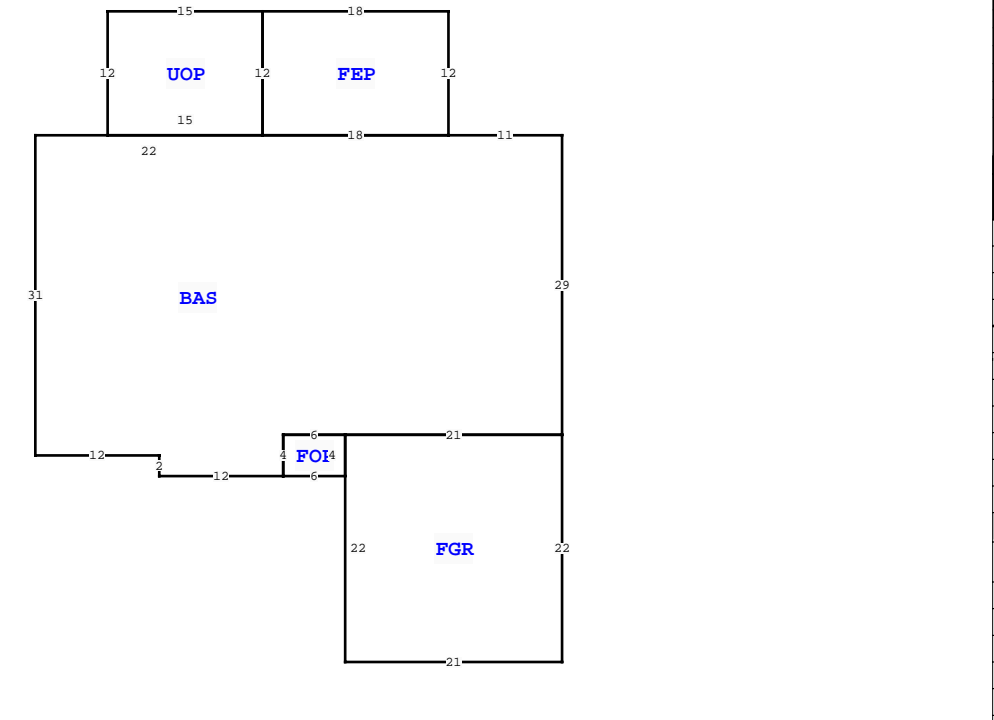


| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 20 | FACE BRICK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNLEPLK 50 |
| Interior Floor | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 2,021 | 127.9624 | 145.88 | 294,823 | 1995 | 1995 | 0 | 0 | 30.75 | 69.25 |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,551 | 100 | | 1,551 | 156,685 |
| FEP | 216 | 80 | | 173 | 17,477 |
| FGR | 462 | 55 | | 254 | 25,660 |
| FOP | 24 | 30 | | 7 | 707 |
| UOP | 180 | 20 | | 36 | 3,637 |

| | | | | | |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,433 | | | 2,021 | 204,165 |
|--------|-------|--|--|-------|---------|

| | | | | | | | |
|------------------------------------|--|--|--|----------|-----------|------------|-----|
| 164 NW EMERALD LAKES DR, LAKE CITY | | | | BLD DATE | LGL DATE | 04/03/2025 | MLU |
| | | | | XF DATE | LAND DATE | | |
| | | | | INC DATE | AG DATE | | |

| 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 | 0 100 | 14 | 32 | 448.00 | UT | 5.00 | 5.00 | 100 | 1995 | 1995 | 3 | 100 | 2,240 | |
| 2 | 0297 | SHED CONCR | 0 100 | 12 | 23 | 276.00 | UT | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 100 | 2,760 | |
| 3 | 0060 | CARPORT F | 0 100 | 14 | 32 | 448.00 | UT | 5.00 | 5.00 | 100 | 2007 | 2007 | 3 | 100 | 2,240 | |
| 4 | 0169 | FENCE/WOOD | 0 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 800 | |

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|-------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| TOTAL OB/XF 8,040 | | | | | | | | | | | | | | | | |

| 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 |
| 1 | 0100 | C | SFR | 100 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | |
|---------------------------|--------------|--|--|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | 204,165 | | |
| TOTAL MARKET OB/XF VALUE | 8,040 | | |
| TOTAL LAND VALUE - MARKET | 35,000 | | |
| TOTAL MARKET VALUE | 247,205 | | |
| SOH/AGL Deduction | 77,609 | | |
| ASSESSED VALUE | 169,596 | | |
| TOTAL EXEMPTION VALUE | HX HB 51,411 | | |
| BASE TAXABLE VALUE | 118,185 | | |
| TOTAL JUST VALUE | 247,205 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 246,577 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 10042 | SFR | 250 | 08/08/1995 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1416/0882 | 7/30/2020 | WD Q | Q | I | 01 | 179,000 |
| GRANTOR: DANIEL G SHEETS JR & | | | | | | |
| GRANTEE: MICHAEL R STALEY | | | | | | |
| 1363/0820 | 6/14/2018 | WD Q | Q | I | 01 | 161,000 |
| GRANTOR: JONATHAN M & CARMEN M | | | | | | |
| GRANTEE: DANIEL G JR & AMY M | | | | | | |

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

| BUILDING DIMENSIONS | | | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W11 FEP= N12 W18 S12 E18\$ W18 UOP= N12 W15 S12 E15\$ W22 S31 E12 S2 E12 FOP= E6 N4 W6 S4\$ N4 E6 FGR= S22 E21N22 W21\$ E21 N29\$. | | | | | | | | | | | | | | | | |