

| BUILDING CHARACTERISTICS |    | MARKET ADJUSTMENTS |                   |                           |                |                |          |       |         |      |      |        |
|--------------------------|----|--------------------|-------------------|---------------------------|----------------|----------------|----------|-------|---------|------|------|--------|
| ELEMENT                  | CD | TYPE               | MDL EFF AREA      | TOT ADJPTS                | EFF. BASE RATE | REPL. COST NEW | AVG      | EVB   | ECON    | FNCT | NORM | % COND |
| Exterior Wall            | 13 | PREFAB ENL         | 100               | 0102                      | 02             | 2,064          | 119,5000 | 65.72 | 135,646 | 2003 | 2003 | 80.00  |
| Roof Structure           | 03 | GABLE/HIP          | 100               | 1 STRG/CONV - 100% - 2023 |                |                |          |       |         |      |      |        |
| Roof Cover               | 12 | MODULAR MF         | 100               | Heated Area: 1920         |                |                |          |       |         |      |      |        |
| Interior Wall            | 05 | DRYWALL            | 100               | Elev Base Yr 2023         |                |                |          |       |         |      |      |        |
| Interior Floor           | 13 | TAM/TNTRBLK        | 50                | Elev Base Yr 2023         |                |                |          |       |         |      |      |        |
| Ceiling                  | 14 | CARPET             | 50                | Elev Base Yr 2023         |                |                |          |       |         |      |      |        |
| Air Condition            | 00 | N/A                | 100               | Elev Base Yr 2023         |                |                |          |       |         |      |      |        |
| Heating Type             | 04 | AIR DUCTED         | 100               | Elev Base Yr 2023         |                |                |          |       |         |      |      |        |
| Bedrooms                 | 4  | 100                | Elev Base Yr 2023 |                           |                |                |          |       |         |      |      |        |
| Bathrooms                | 2  | 100                | Elev Base Yr 2023 |                           |                |                |          |       |         |      |      |        |
| Frame                    | 02 | WOOD FRAME         | 100               | Elev Base Yr 2023         |                |                |          |       |         |      |      |        |
| RMS                      | 0  | 100                | Elev Base Yr 2023 |                           |                |                |          |       |         |      |      |        |
| Stories                  | 1. | 1.100              | Elev Base Yr 2023 |                           |                |                |          |       |         |      |      |        |
| Units                    | 0  | 100                | Elev Base Yr 2023 |                           |                |                |          |       |         |      |      |        |
| Condition Adj            | 03 | 03                 | 100               | Elev Base Yr 2023         |                |                |          |       |         |      |      |        |

| QUALITY | DOR CODE | MAP NUM | NEIGHBORHOOD/LOC | AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------|----------|---------|------------------|-----------|------------------|-------------|--------------|----------------------|
| Quality | 05 05    | 0100    | SINGLE FAMILY    |           | 11417.00         | 1.00/       |              |                      |
| BAS     | 288      | 100     | 288              | 15,142    |                  |             |              |                      |
| FOP     | 30       | 35      | 10               | 526       |                  |             |              |                      |
| FOP     | 40       | 35      | 14               | 736       |                  |             |              |                      |
| UCP     | 600      | 20      | 120              | 6,309     |                  |             |              |                      |

| EXTRA FEATURES |       | BLDG CAP    |   | UNITS |       | ADJ UNIT PRICE |          | ORIG COND |      | YEAR ON |      | YEAR ACTUAL |     | % COND        |         | ORF MNT VALUE |            | LGL DATE |      |
|----------------|-------|-------------|---|-------|-------|----------------|----------|-----------|------|---------|------|-------------|-----|---------------|---------|---------------|------------|----------|------|
| L N            | OB/XF | DESCRIPTION | L | W     | UNITS | UT             | Ad R     | COND      | ON   | ACTUAL  | COND | Q           | %   | ORF MNT VALUE | AG DATE | NOTES         | AG DATE    | DATE     | DATE |
| 1              | 0260  | PAYMENT-A   | 0 | 0     | 1.00  | UT             | 0.00     | 100       | 2006 | 2006    | 3    | 100         |     | 2,000         |         |               | 05/14/2024 |          |      |
| 2              | 0166  | CONC, PAYMT | 0 | 100   | 30    | 50             | 1,500.00 | UT        | 3.00 | 2006    | 2006 | 3           | 100 | 4,500         |         |               |            |          |      |
| 3              | 0166  | CONC, PAYMT | 0 | 100   | 425   | 0              | 600.00   | UT        | 3.00 | 2006    | 2006 | 3           | 100 | 1,800         |         |               |            |          |      |

| LAND DESCRIPTION |      | LAND USE |     | R           |     | LOC |     | FRONT |       | DEPTH         |           | TOT LND UNITS |        | UNIT TYPE |            | DPTH           |            | % COND            |      | TOT ADJ |      | UNIT PRICE |            | ADJ UNIT PRICE |  | LAND VALUE |  | OTHER ADJUSTMENTS |  | YEAR |  | DENSITY |  | DECL |  | FRZ |  | YR CONSERV |  |
|------------------|------|----------|-----|-------------|-----|-----|-----|-------|-------|---------------|-----------|---------------|--------|-----------|------------|----------------|------------|-------------------|------|---------|------|------------|------------|----------------|--|------------|--|-------------------|--|------|--|---------|--|------|--|-----|--|------------|--|
| L                | N    | USE      | CLS | DESCRIPTION | CAP | D   | LOC | FRONT | DEPTH | TOT LND UNITS | UNIT TYPE | DPTH          | % COND | TOT ADJ   | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS | YEAR | DENSITY | DECL | FRZ        | YR CONSERV |                |  |            |  |                   |  |      |  |         |  |      |  |     |  |            |  |
| 1                | 0100 | C        | BFR |             | 100 |     | A-1 | 0.00  | 0.00  | 5.01 AC       | 1.00      | 1.00          | 1.00   | 10,000.00 | 10,000.00  | 50,100         |            |                   |      |         |      |            |            |                |  |            |  |                   |  |      |  |         |  |      |  |     |  |            |  |

TOTALS 2,590 2,064 108,517 763 SE NATURE DR, LAKE CITY

REVIEW DATE 10/20/2022 BY ME Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100

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