

| BUILDING CHARACTERISTICS                                                                                                            |                    |                      |                            |                      | MARKET ADJUSTMENTS          |             |                |                |           |         |             |        |                 |                 | COLUMBIA COUNTY PROPERTY |            |                             |      |         |      |     |    |        |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------|----------------------------|----------------------|-----------------------------|-------------|----------------|----------------|-----------|---------|-------------|--------|-----------------|-----------------|--------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| ELEMENT                                                                                                                             | CD                 | CONSTRUCTION         | TYPE                       | MDL                  | EFF. AREA                   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB       | EYB     | ECON        | FNCT   | NORM            | % COND          | VALUATION SUMMARY        |            |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                       | 32                 | HARDIE BRD 90        | 0100                       | 01                   | 1,636                       | 117.6120    | 97.62          | 159,706        | 1980      | 1980    | 0           | 0      | 0               | 35.00           | 65.00                    | STANDARD   |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                       | 32                 | HARDIE BRD 10        | 1 SINGLE FAM - 100% - 2018 |                      |                             |             |                |                |           |         |             |        | HX Base Yr 2018 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Roof Structur                                                                                                                       | 03                 | GABLE/HIP 100        |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                          | 14                 | PREFIN MT 100        |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Interior Wall                                                                                                                       | 05                 | DRYWALL 100          |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                       | 14                 | CARPET 90            |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                       | 08                 | SHT VINYL 10         |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Air Condition                                                                                                                       | 03                 | CENTRAL 100          |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Heating Type                                                                                                                        | 04                 | AIR DUCTED 100       |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Bedrooms                                                                                                                            | 3                  | 100                  |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| Bathrooms                                                                                                                           | 1                  | 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                   |                      | 06                          |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| NEIGHBORHOOD/LOC                                                                                                                    | 28316.020 1.00/    |                      |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| AREA TYPE                                                                                                                           | TOTAL GROSS AREA   | PCT OF BASE          | TOT ADJ AREA               | SUBAREA MARKET VALUE |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| BAS                                                                                                                                 | 1,100              | 100                  | 1,100                      | 69,798               |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| FCP                                                                                                                                 | 276                | 25                   | 69                         | 4,378                |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                 | 48                 | 30                   | 14                         | 889                  |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| FSP                                                                                                                                 | 240                | 40                   | 96                         | 6,092                |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| FST                                                                                                                                 | 72                 | 55                   | 40                         | 2,538                |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| UDG                                                                                                                                 | 576                | 55                   | 317                        | 20,115               |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                              | 2,312              |                      | 1,636                      | 103,809              |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                      |                    |                      |                            |                      | 280 NW SCOTT Gln, 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                                                                                                                                   | 0166               | CONC, PAVMT          | 0 100                      | 0 0                  | 1.00                        | UT          | 0.00           | 0.00           | 100       | 0       | 0           | 3      | 100             | 100             |                          |            |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                   | 0080               | DECKING              | 0 100                      | 0 0                  | 1.00                        | UT          | 0.00           | 0.00           | 100       | 2007    | 2007        | 3      | 100             | 1,000           |                          |            |                             |      |         |      |     |    |        |  |  |
| 3                                                                                                                                   | 0120               | CLFENCE              | 4                          | 0 100                | 0 0                         | 1.00        | UT             | 1,000.00       | 1,000.00  | 100     | 2021        | 2020   | 100             | 1,000           |                          |            |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                    |                    |                      |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |
| L N                                                                                                                                 | USE CODE           | LAND USE DESCRIPTION | CAP                        | R D                  | LOC ZONE                    | FRONT       | DEPTH          | TOT LND UTS    | UNIT TYPE | D T     | DPTH FACT   | % COND | TOT ADJ         | UNIT PRICE      | ADJ UNIT PRICE           | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |
| 1                                                                                                                                   | 0100               | SFR                  | 100                        |                      | RSF-1                       | 125.00      | 177.00         | 1.00           | LT        |         | 1.00        | 1.00   | 1.00            | 15,000.00       | 15,000.00                | 15,000     |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 05/12/2020 BY BC Total Acres: 0.51 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 07/21/2022 |                    |                      |                            |                      |                             |             |                |                |           |         |             |        |                 |                 |                          |            |                             |      |         |      |     |    |        |  |  |