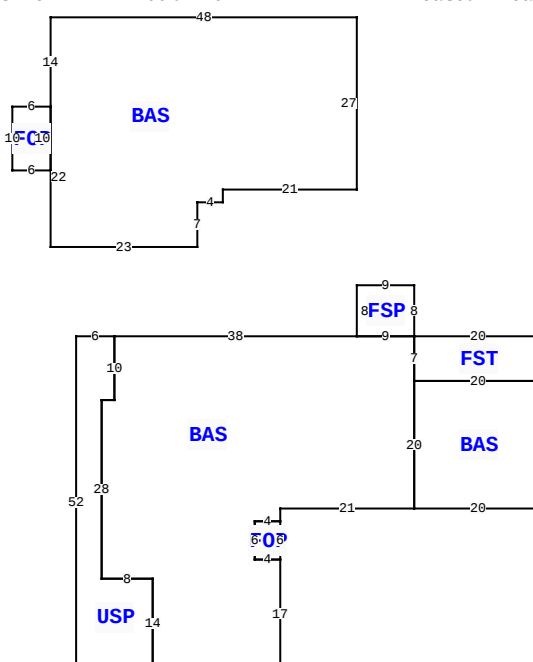


| BUILDING CHARACTERISTICS                                                                                                                   |                  |               |                      |                                                                                    |                             |                |                |                |             | MARKET ADJUSTMENTS |             |           |         |                           |            |                |              |                             |            | COLUMBIA COUNTY PROPERTY |      |     |    |              |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------|----------------------|------------------------------------------------------------------------------------|-----------------------------|----------------|----------------|----------------|-------------|--------------------|-------------|-----------|---------|---------------------------|------------|----------------|--------------|-----------------------------|------------|--------------------------|------|-----|----|--------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                               |                  |               |                      |                                                                                    |                             |                |                |                |             | VALUATION SUMMARY  |             |           |         |                           |            |                |              |                             |            | PAGE 1 of 1              |      |     |    |              |  |  |  |  |  |  |  |  |  |
| ELEMENT                                                                                                                                    | CD               | TYPF          | MDL                  | EFF. AREA                                                                          | TOT ADJ PTS                 | EFF. BASE RATE | REPL. COST NEW | A/YB           | EYB         | ECON               | FNCT        | NORM      | % COND  | STANDARD                  |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 16               | WD FR STUC    | 50                   | 0100                                                                               | 01                          | 4,028          | 120.8858       | 135.39         | 545,351     | 1985               | 1985        | 0         | 0       | 0                         | 35.00      | 65.00          | VALUATION BY |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                              | 19               | COMMON BRK    | 50                   | 1 SINGLE FAM 100% - 0                                                              |                             |                |                |                |             |                    |             |           |         | Heated Area: 3778         |            |                |              |                             |            |                          |      |     |    | HX Base Yr   |  |  |  |  |  |  |  |  |  |
| RooF Structur                                                                                                                              | 03               | GABLE/HIP     | 100                  |  |                             |                |                |                |             |                    |             |           |         | Tax Group: 2              |            |                |              |                             |            |                          |      |     |    | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| RooF Cover                                                                                                                                 | 03               | COMP SHNGL    | 100                  |                                                                                    |                             |                |                |                |             |                    |             |           |         | BUILDING MARKET VALUE     |            |                |              |                             |            |                          |      |     |    | 354,478      |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                              | 05               | DRYWALL       | 100                  |                                                                                    |                             |                |                |                |             |                    |             |           |         | TOTAL MARKET OB/XF VALUE  |            |                |              |                             |            |                          |      |     |    | 26,486       |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 14               | CARPET        | 90                   |                                                                                    |                             |                |                |                |             |                    |             |           |         | TOTAL LAND VALUE - MARKET |            |                |              |                             |            |                          |      |     |    | 37,500       |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                              | 07               | CORK/VTILE    | 10                   |                                                                                    |                             |                |                |                |             |                    |             |           |         | TOTAL MARKET VALUE        |            |                |              |                             |            |                          |      |     |    | 418,464      |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                              | 03               | CENTRAL       | 100                  |                                                                                    |                             |                |                |                |             |                    |             |           |         | SOH/AGL Deduction         |            |                |              |                             |            |                          |      |     |    | 201,636      |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                               | 04               | AIR DUCTED    | 100                  |                                                                                    |                             |                |                |                |             |                    |             |           |         | ASSESSED VALUE            |            |                |              |                             |            |                          |      |     |    | 216,828      |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                   | 3                | 100           |                      |                                                                                    |                             |                |                |                |             |                    |             |           |         | TOTAL EXEMPTION VALUE     |            |                |              |                             |            |                          |      |     |    | HX HB 50,722 |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                  | 2.5              | 100           |                      |                                                                                    |                             |                |                |                |             |                    |             |           |         | BASE TAXABLE VALUE        |            |                |              |                             |            |                          |      |     |    | 166,106      |  |  |  |  |  |  |  |  |  |
| Frame Stories                                                                                                                              | 01               | NONE          | 100                  |                                                                                    |                             |                |                |                |             |                    |             |           |         | TOTAL JUST VALUE          |            |                |              |                             |            |                          |      |     |    | 418,464      |  |  |  |  |  |  |  |  |  |
| Architectual Units                                                                                                                         | 2.               | 100           |                      | INCOME VALUE                                                                       |                             |                |                |                |             |                    |             |           |         | 0                         |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| Condition Adj                                                                                                                              | 05               | CONV          | 100                  | PREVIOUS YEAR MKT VALUE                                                            |                             |                |                |                |             |                    |             |           |         | 418,464                   |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| Kitchen Adjus                                                                                                                              | 03               | 03            | 100                  |                                                                                    |                             |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                            | 01               | 01            | 100                  |                                                                                    |                             |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| Quality                                                                                                                                    | 07               | 07            |                      |                                                                                    |                             |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| DOR CODE                                                                                                                                   | 0100             | SINGLE FAMILY |                      |                                                                                    |                             |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| MAP NUM                                                                                                                                    | MKT AREA         |               |                      |                                                                                    |                             |                |                |                |             |                    |             |           |         |                           |            |                |              |                             | 06         |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                           | 27316.080 1.00/  |               |                      |                                                                                    |                             |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                  | TOTAL GROSS AREA | PCT OF BASE   | YEAR                 | TOT ADJ AREA                                                                       | SUBAREA MARKET VALUE        |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 400              | 100           |                      | 400                                                                                | 35,201                      |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 1,511            | 100           |                      | 1,511                                                                              | 132,973                     |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                        | 1,867            | 100           |                      | 1,867                                                                              | 164,302                     |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 24               | 30            |                      | 7                                                                                  | 616                         |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                        | 60               | 30            |                      | 18                                                                                 | 1,584                       |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                        | 72               | 40            |                      | 29                                                                                 | 2,552                       |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                        | 140              | 55            |                      | 77                                                                                 | 6,776                       |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| USP                                                                                                                                        | 340              | 35            |                      | 119                                                                                | 10,472                      |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                     | 4,414            |               |                      | 4,028                                                                              | 354,478                     |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                             |                  |               |                      |                                                                                    | 162 NW BIRDIE PL, 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 CONDO  | 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         | 1993               | 1993        | 3         | 100     | 1,750                     |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0190             | FPLC PF       | 0 100                | 0 0                                                                                | 2.00                        | UT             | 1,200.00       | 1,200.00       | 100         | 1985               | 1985        | 3         | 100     | 2,400                     |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                          | 0280             | POOL R/CON    | 0 100                | 32 16                                                                              | 512.00                      | UT             | 70.00          | 70.00          | 100         | 1993               | 1993        | 3         | 40      | 14,336                    |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                          | 0220             | JACUZZI       | 0 100                | 0 0                                                                                | 1.00                        | UT             | 0.00           | 0.00           | 100         | 1993               | 1993        | 3         | 100     | 1,500                     |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                          | 0282             | POOL ENCL     | 0 100                | 0 0                                                                                | 1,000.00                    | UT             | 15.00          | 15.00          | 100         | 1993               | 1993        | 3         | 40      | 6,000                     |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                          | 0169             | FENCE/WOOD    | 0 100                | 0 0                                                                                | 1.00                        | UT             | 0.00           | 0.00           | 100         | 1993               | 1993        | 3         | 100     | 500                       |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                           |                  |               |                      |                                                                                    |                             |                |                |                |             | TOTAL OB/XF        |             |           |         |                           |            |                |              |                             |            | 26,486                   |      |     |    |              |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                        | USE CODE         | CLS           | LAND USE DESCRIPTION | CAP                                                                                | R D                         | LOC ZONE       | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE          | D T         | DPFH FACT | % CONDO | 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             | 0.00           | 0.00           | 1.00        | LT                 |             | 1.00      | 1.00    | 1.00                      | 30,000.00  | 30,000.00      | 30,000       |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                          | 0000             | C             | VAC RES              | 100                                                                                |                             |                | 0.00           | 0.00           | 1.00        | LT                 |             | 1.00      | 1.00    | 0.25                      | 30,000.00  | 7,500.00       | 7,500        |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 03/29/2023 BY KS Total Acres: 0.85 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 09/24/2025 BY SYS |                  |               |                      |                                                                                    |                             |                |                |                |             |                    |             |           |         |                           |            |                |              |                             |            |                          |      |     |    |              |  |  |  |  |  |  |  |  |  |