

CORNERSTONE DEVELOPERS II LLC
P O BOX 1867
LAKE CITY, FL 32056

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2026



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall0032HARDIE BRD 100

Exterior Wall00N/A 0

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor13LAM/VNLPLK 100

Interior Floor00N/A 0

Air Condition03CENTRAL 100

Heating Type Bedrooms Bathrooms04AIR DUCTED 100
3 100
2 100

Frame Stories Units Condition Adj Kitchen Adj02WOOD FRAME 100
1. 1. 100
0 100
0303 100
0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC23416.001.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,96010020251,960243,112

FGR50655202527834,483

FOP182302025556,822

PTO100520255620

TOTALS2,7482,298285,037

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,298111.8700125.29287,91620242024001.0099.00

1 SINGLE FAM 0% - 2025Heated Area: 1960HX Base Yr

-10

10

10

PTO 2025

10

62

27

31

BAS 2025

9

22

22

23

23

26

26

7

7

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23

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23

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26

7

7

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22

22

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7

7

5

26

23

COLUMBIA COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE285,037

TOTAL MARKET OB/XF VALUE1,440

TOTAL LAND VALUE - MARKET29,750

TOTAL MARKET VALUE316,227

SOH/AGL Deduction0

ASSESSED VALUE316,227

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE316,227

TOTAL JUST VALUE316,227

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE319,106

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1544/9206/27/2025QC U I 11100

GRANTOR: CORNERSTONE DEVELOPER

GRANTEE: FCS TRUST DATED JAN

1436/16754/30/2021WD Q V 05100,000

GRANTOR: WILLIAMS DONALD E

GRANTEE: CORNERSTONE DEVELOP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-10] W62 S31 E13 S5 E26 N9 E23 N27 \$
FGR=[YR=2025;ORIG=-33,17] E23 S22 W23 N22 \$
FOP=[YR=2025;ORIG=-59,26] E26 S7 W26 N7 \$
PTO=[YR=2025;ORIG=-52,-20] E10 S10 W10 N10 \$
.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0000480.00UT3.003.00100202520241001,440

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

10100CSFR0RSF-20.000.001.00LT1.001.000.8535,000.0029,750.0029,750

REVIEW DATE01/09/2025BYjerryTotal Acres: 0.51Total Land Value: 29,750Market: 0Agricultural: 0Common: 29,750PRINTED 11/18/2025 BY SYS