

REVIEW DATE	05/31/2023	BY	KS	Total Acres: 0.56	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000	PRINTED 11/18/2025 BY SYS
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,522	110.2400	93.70	236,311	1998	1998	0	0	0	40.50	59.50
2 DUPLEX		0% - 2025		Heated Area: 2192				HX Base Yr				

Site plan showing the proposed 100-unit multifamily development. The plan includes the following dimensions and labels:

- Top Section:** Two rectangular sections labeled **PTO** (Proposed Townhome Office) with dimensions 15 (width) and 8 (height). The distance between the inner walls of these sections is 6.
- Left Section:** A large rectangular section labeled **BAS** (Basement) with a width of 34 and a height of 34.
- Right Section:** A large rectangular section labeled **BAS** (Basement) with a width of 34 and a height of 34.
- Central Section:** Two rectangular sections labeled **FGR** (First Floor Residential) with dimensions 22 (width) and 12 (height). The distance between the inner walls of these sections is 12.
- Bottom Section:** Two rectangular sections labeled **FOP** (First Floor Office) with dimensions 12 (width) and 4 (height). The distance between the inner walls of these sections is 12.
- Setbacks and Distances:**
 - Top setbacks: 15 (left), 15 (right).
 - Top edge distances: 34 (left), 21 (center), 19 (right).
 - Left edge distance: 34.
 - Right edge distance: 34.
 - Bottom setbacks: 16 (left), 12 (center-left), 12 (center-right), 28 (right).
 - Bottom edge distances: 4 (left), 12 (center-left), 12 (center-right), 4 (right).

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025

MLU

[illegible]

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			281, 210
TOTAL MARKET OB/XF VALUE			4, 411
TOTAL LAND VALUE - MARKET			35, 000
TOTAL MARKET VALUE			320, 621
SOH/AGL Deduction			0
ASSESSED VALUE			320, 621
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			320, 621
TOTAL JUST VALUE			320, 621
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			327, 711

[illegible]

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1510/1585	3/18/2024	WD	U	I	11	100	
GRANTOR: STLWFAW LLC							
GRANTEE: STLWFAW FOUNDATION							
1403/2645	1/22/2020	WD	U	I	11	100	
GRANTOR: PAUL MAX & JOSEPHINA							
GRANTEE: STLWFAW LLC							

BUILDING NOTES	

BUILDING DIMENSIONS															
BAS= W19 PTO= N8 W15 S8 E15\$W21 BAS= W6 PTO= N8 W15 S8 E15\$															
W34 S34 E16 FOP= S4 E12 N4 W12\$ E12 FGR= E12 N22 W12 S22\$ N22															
E12 N12\$ S12 FGR= S22 E12 N22 W12\$ E12 S22 FOP= S4 E12 N4															
W12\$ E28 N34\$.															