

S DIV: BEG AT A PT 115.33 FT N O  
& CHURCH STS RUN N 114 FT, W 211  
FT, E 211.42 FT TO POB. (BLOCK 3

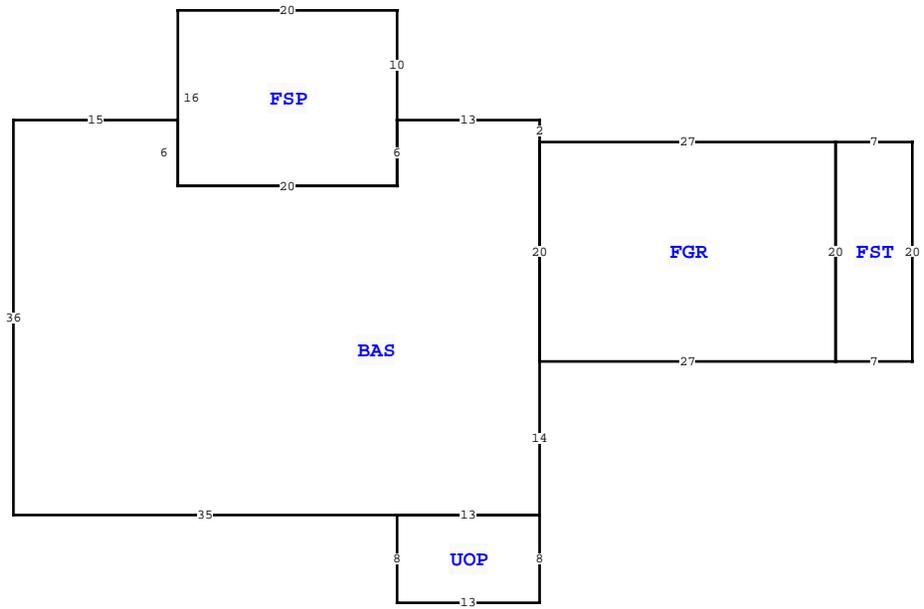
FCS TRUST DATED JANUARY 8, 2025  
180 NW AMENITY CT  
LAKE CITY, FL 32055

**2026**

00-00-00-13773-000

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 19               | COMMON BRK    | 100  |
| Roof Structur            | 08               | IRREGULAR     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 14               | CARPET        | 100  |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 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         | 870317.00        | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,608            | 100           |      |
| FGR                      | 540              | 55            |      |
| FSP                      | 320              | 40            |      |
| FST                      | 140              | 55            |      |
| UOP                      | 104              | 20            |      |
| TOTALS                   | 2,712            |               |      |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |       |        |  |  |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |  |  |
| 0100  | 01  | 2,131     | 115.8300    | 132.05         | 281,399        | 1920 | 1990 | 0    | 0    | 35.00 | 65.00  |  |  |
| 1 SINGLE FAM 0% - 2026 Heated Area: 1608 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |  |  |



| COLUMBIA COUNTY PROPERTY  |             |           |             |
|---------------------------|-------------|-----------|-------------|
| VALUATION SUMMARY         |             |           | PAGE 1 of 1 |
| VALUATION BY              |             | STANDARD  |             |
| Tax Group: 1              |             | Tax Dist: |             |
| BUILDING MARKET VALUE     |             | 182,909   |             |
| TOTAL MARKET OB/XF VALUE  |             | 1,200     |             |
| TOTAL LAND VALUE - MARKET |             | 23,913    |             |
| TOTAL MARKET VALUE        |             | 208,022   |             |
| SOH/AGL Deduction         |             | 0         |             |
| ASSESSED VALUE            |             | 208,022   |             |
| TOTAL EXEMPTION VALUE     |             | 0         |             |
| BASE TAXABLE VALUE        |             | 208,022   |             |
| TOTAL JUST VALUE          |             | 208,022   |             |
| NCON VALUE                |             | 0         |             |
| INCOME VALUE              |             |           |             |
| PREVIOUS YEAR MKT VALUE   |             | 207,573   |             |
| LAND:2:1: 8400 SQ FT      |             |           |             |
| PERMIT NUM                | DESCRIPTION | AMT       | ISSUED      |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1544/916                       | 6/27/2025 | QC        | U   | I   | 11     | 100        |
| GRANTOR: CORNERSTONE DEVELOPME |           |           |     |     |        |            |
| GRANTEE: FCS TRUST DATED JAN   |           |           |     |     |        |            |
| 1377/0345                      | 1/09/2019 | CT        | U   | I   | 18     | 57,000     |
| GRANTOR: CLERK OF COURT        |           |           |     |     |        |            |
| GRANTEE: CORNERSTONE DEVELOP   |           |           |     |     |        |            |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |                |           |         |             |   |        |                 |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 200             |       |
| 2              | 0119       | MASONRY WA  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 200             |       |
| 3              | 0080       | DECKING     | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 2016    | 2016        | 3 | 100    | 800             |       |

376 SE CHURCH AVE, LAKE CITY

|          |  |           |  |
|----------|--|-----------|--|
| BLD DATE |  | LGL DATE  |  |
| XF DATE  |  | LAND DATE |  |
| INC DATE |  | AG DATE   |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= N2 W13 FSP= N10 W20 S16 E20 N6\$ S6 W20 N6 W15 S36 E35    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP= S8 E13 N8 W13\$ E13 N14 FGR= E27 FST= E7 N20 W7 S20\$ N20 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| W27 S20\$ N20\$.   |  |  |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ     | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0133     | C   | SFR LAKE             | 0   |     | 00       | 0.00  | 0.00  | 13,650.00   | SF        |     | 1.00     | 1.00   | 1.00        | 1.75       | 1.75           | 23,888     |                             |      |         |      |     |    |        |
| 2                | 9520     | C   | LAKE                 | 0   |     | 00       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00        | 25.00      | 25.00          | 25         |                             |      |         |      |     |    |        |