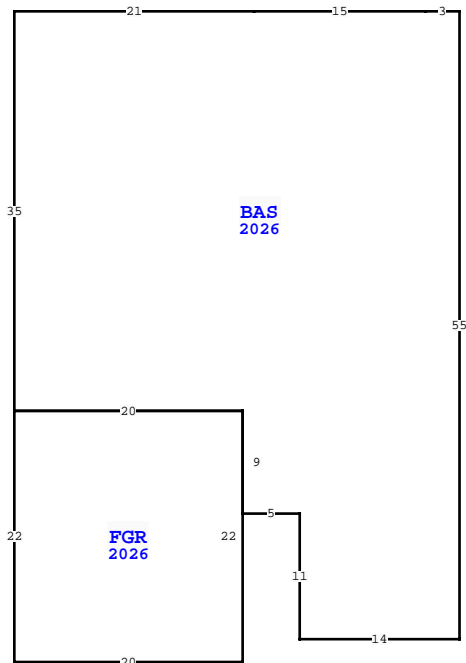


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	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	3416.0400	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,690	100	2026
FGR	440	55	2026
TOTALS	2,130		
TOTALS		1,932	266,268

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
Heated Area: 1690						HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			266,268
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			304,768
SOH/AGL Deduction			0
ASSESSED VALUE			304,768
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			304,768
TOTAL JUST VALUE			304,768
NCON VALUE			266,268
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			38,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054159	New Residential C	296,000	09/29/2025
000054046	Right-of-Way Acce		09/12/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/1477	8/01/2024	WD Q	Q	V	05	2,220,000
GRANTOR: CORNERSTONE HOMES OF						
GRANTEE: ADAMS HOMES OF NORT						
1300/0369	8/17/2015	WD U	U	V	30	2,945,000
GRANTOR: CORNERSTONE PARTNERS						
GRANTEE: CORNERSTONE HOMES O						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0				
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

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/03/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=70,10] W3 W15 W21 S35 E20 S9 E5 S11 E14 N55 \$											
FGR=[YR=2026;ORIG=31,45] E20 S22 W20 N22 \$											

LAND DESCRIPTION												TOTAL OB/XF												0
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	0100	C	SFR	0		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							