

BEG SE COR OF LOT 1 OF PRESERVE
 UNIT 1 RUN S 153.42 FT, S 293 FT
 TO NE COR OF LOT 15 OF PRESERVE

PFS SOLUTIONS INC
 426 SW COMMERCE DR, #130
 LAKE CITY, FL 32025

2026

03-4S-16-02732-005


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																						VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 198,000 TOTAL MARKET VALUE 198,000 SOH/AGL Deduction 0 ASSESSED VALUE 198,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 198,000 TOTAL JUST VALUE 198,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 198,000									
DOR CODE 0000 VACANT																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1541/2153 5/27/2025 WD U V 30 400,000 GRANTOR: CORNERSTONE HOMES OF GRANTEE: PFS SOLUTIONS INC 1454/20 12/02/2021 WD U V 30 479,900 GRANTOR: CORNERSTONE PARTNERS GRANTEE: CORNERSTONE HOMES O											
MAP NUM MKT AREA 06																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE											
NEIGHBORHOOD/LOC 3416.00 1.00/																				BUILDING NOTES BUILDING DIMENSIONS											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS																															
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															
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0000	C	VAC RES	0			0.00	0.00	7.92	AC		1.00	1.00	1.00	25,000.00	25,000.00	198,000														
REVIEW DATE 09/23/2025 BY TP										Total Acres: 7.92 Total Land Value: 198,000										Market: 0 Agricultural: 0 Common: 198,000 PRINTED 05/12/2026 BY SYS											