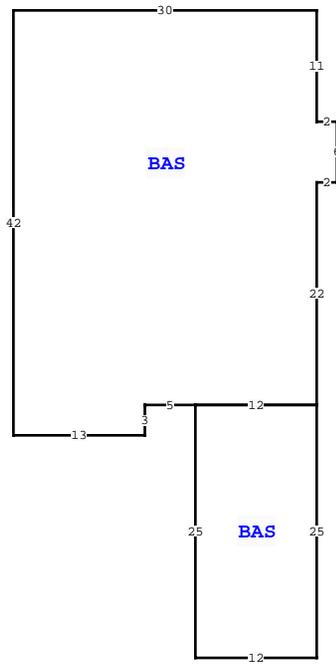


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 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	6417.0700 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	300 100
BAS	1,221 100
TOTALS	1,521 1,521 122,780

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	124.19	188,893	1986	1986	0	0	35.00	65.00	Heated Area: 1521 HX Base Yr	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	122,780
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		147,480
SOH/AGL Deduction		0
ASSESSED VALUE		147,480
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		147,480
TOTAL JUST VALUE		147,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/931	6/27/2025	QC	U	I	11	100
GRANTOR: CONERSTONE DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1325/0125	10/24/2016	WD	U	I	12	47,400
GRANTOR: HSBC BANK USA NA TRUS						
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	1.00	UT	0.00	0.00	100	0	0	3	100	700	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

TOTALS		1,521		1,521		122,780									
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
1089 SW FAIRFAX GLN, LAKE CITY						04/21/2023		MLU							
TOTAL OB/XF														2,200	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W30 S42 E13 N3 E5 BAS= S25 E12 N25 W12\$ E12 N22 E2 N6W2 N11\$.													

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	0100	C	SFR	0		*RMF	1	0.00	0.00	1.00	LT	1.00	1.00	1.00	22,500.00	22,500.00	22,500							