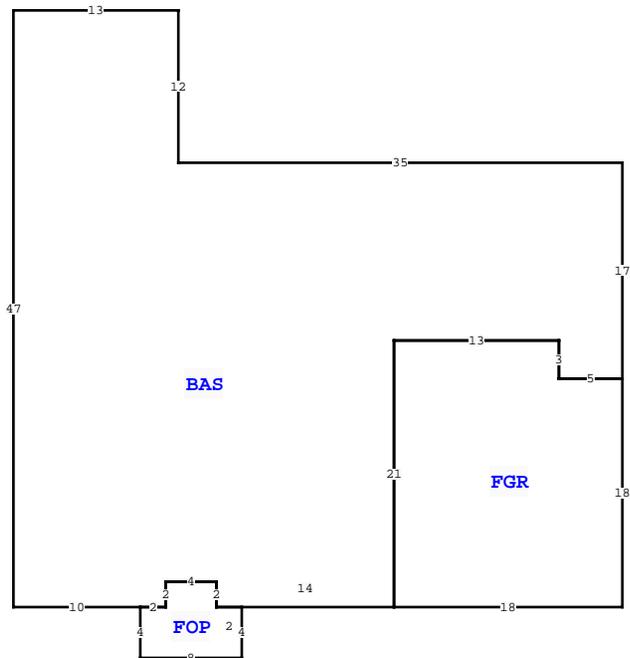




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	70
Exterior Wall	05	AVERAGE	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,465	100	
FGR	363	55	
FOP	40	30	
TOTALS	1,868		

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% - 0			240,364	2005	2005	0	0	21.50	78.50	
			Heated Area: 1465			HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			188,686
TOTAL MARKET OB/XF VALUE			2,000
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			213,186
SOH/AGL Deduction			0
ASSESSED VALUE			213,186
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			213,186
TOTAL JUST VALUE			213,186
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			208,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048694	Solar Power Syste	37,638	11/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100

GRANTOR: CORNERSTON DEVELOPMEN
 GRANTEE: FCS TRUST DATED JAN
 1375/0302 12/21/2018 WD Q I 01 152,000
 GRANTOR: DAVID MINCEY
 GRANTEE: ABDEL RAHMAN ABUAYY

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W35 N12 W13 S47 E10 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2
 E4 S2 E14 FGR= E18 N18 W5 N3 W13 S21\$ N21 E13 S3 E5 N17\$.

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	950.00	UT	2.00	2.00	100	2005	2005	3	100	1,900	
2	0258	PATIO	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

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	DPHT 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							