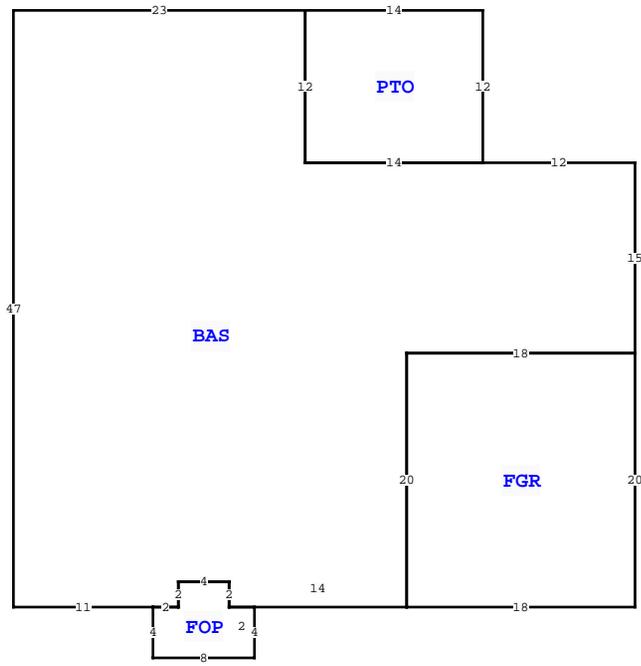




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	80		
Exterior Wall	05	AVERAGE	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	50		
Interior Floor	15	HARDTILE	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	02	02	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100		1,623	148,257
FGR	360	55		198	18,087
FOP	40	30		12	1,097
PTO	168	5		8	731
TOTALS	2,191			1,841	168,171

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,841	101.4300	115.63	212,875	2005	2005	0	0	21.00	79.00		
1 SINGLE FAM 0% - 2026 Heated Area: 1623 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		168,171	
TOTAL MARKET OB/XF VALUE		2,710	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		193,381	
SOH/AGL Deduction		0	
ASSESSED VALUE		193,381	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		193,381	
TOTAL JUST VALUE		193,381	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		188,625	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1358/1863	4/25/2018	WD	Q	I	01	148,000
GRANTOR: TODD G LUSSIER						
GRANTEE: MERCEDEDS ECHEVERRI						

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	1,004.00	UT	2.50	2.50	100	2005	2005	3	100	2,510	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

TOTAL OB/XF													
2,710													

LAND DESCRIPTION																								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W12 PTO= N12 W14 S12 E14\$ W14 N12 W23 S47 E11 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E14 FGR= E18 N20 W18 S20\$ N20 E18 N15\$.													