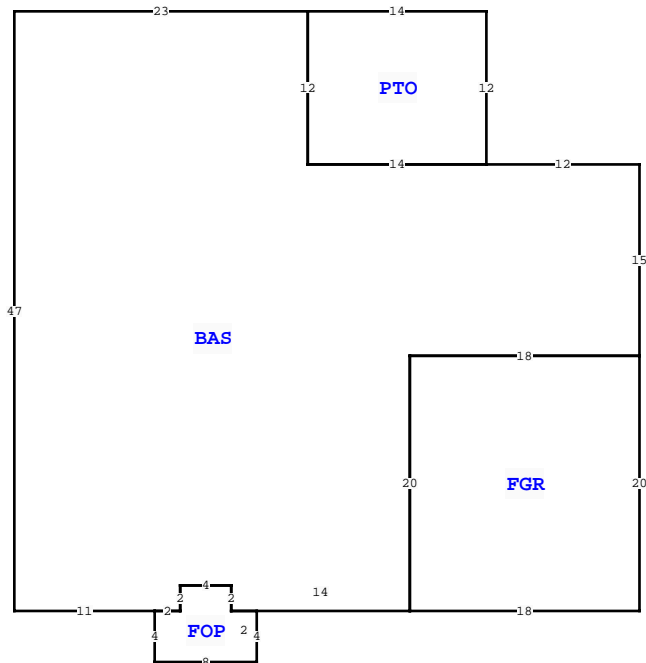




| BUILDING CHARACTERISTICS | | CONSTRUCTION | | | |
|--------------------------|------------------|---------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 32 | HARDIE BRD | 80 | | |
| Exterior Wall | 05 | AVERAGE | 20 | | |
| Roof Structure | 03 | GABLE/HIP | 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 | 145,655 |
| FGR | 360 | 55 | | 198 | 17,769 |
| FOP | 40 | 30 | | 12 | 1,077 |
| PTO | 168 | 5 | | 8 | 718 |
| TOTALS | 2,191 | | | 1,841 | 165,219 |

| 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 | 113.60 | 209,138 | 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 | | 165,219 | |
| TOTAL MARKET OB/XF VALUE | | 2,710 | |
| TOTAL LAND VALUE - MARKET | | 22,500 | |
| TOTAL MARKET VALUE | | 190,429 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 190,429 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 190,429 | |
| TOTAL JUST VALUE | | 190,429 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 188,625 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
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| 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 | |
| TOTALS | | | | | | | | | | | | | | 2,710 | | |

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