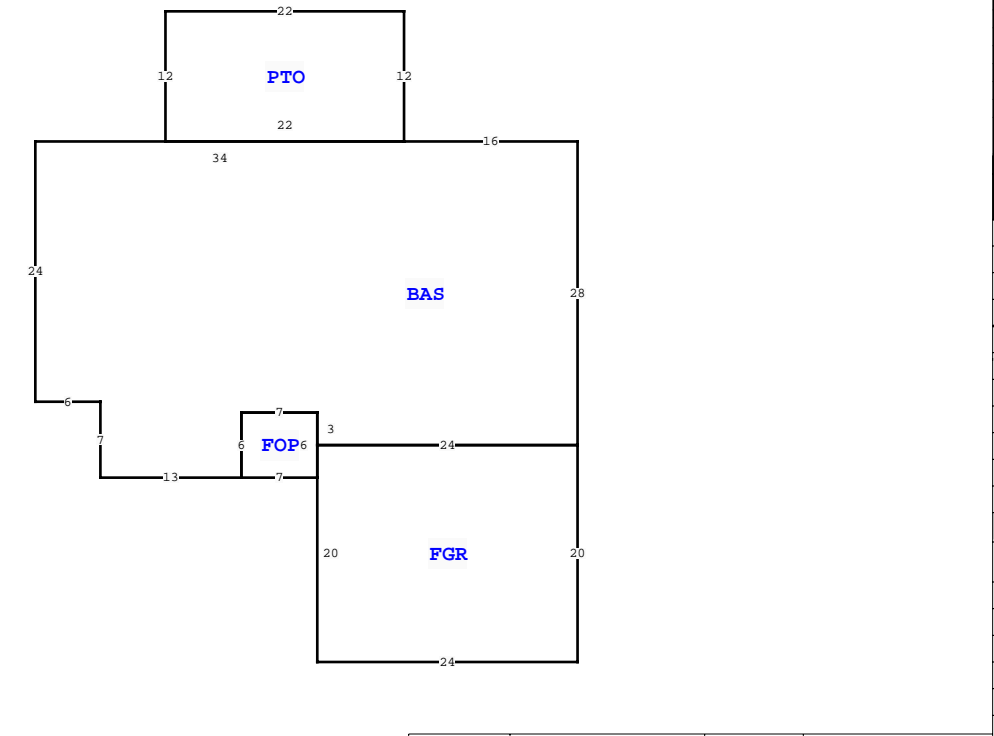


| BUILDING CHARACTERISTICS |                    |
|--------------------------|--------------------|
| ELEMENT                  | CD                 |
| Exterior Wall            | 32 HARDIE BRD 100  |
| Roof Structur            | 08 IRREGULAR 100   |
| Roof Cover               | 03 COMP SHNGL 100  |
| Interior Wall            | 05 DRYWALL 100     |
| Interior Floo            | 14 CARPET 100      |
| 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            | 03 03 100          |
| Kitchen Adjus            | 01 01 100          |
| Quality                  | 05 05              |
| DOR CODE                 | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS |            |             |             |                |                |     |     |      |      |      |        |                   |                 |
|--------------------|------------|-------------|-------------|----------------|----------------|-----|-----|------|------|------|--------|-------------------|-----------------|
| TYPE               | MDL        | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |                   |                 |
| 1                  | SINGLE FAM | 100% - 2019 |             |                |                |     |     |      |      |      |        | Heated Area: 1394 | HX Base Yr 2019 |



| 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              | 1,394            | 100         |      | 1,394        | 144,886              |
| FGR              | 480              | 55          |      | 264          | 27,439               |
| FOP              | 42               | 30          |      | 13           | 1,351                |
| PTO              | 264              | 5           |      | 13           | 1,351                |
| TOTALS           | 2,180            |             |      | 1,684        | 175,028              |

| 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       | 100 | 0 | 0     |    |       | 2.50           | 100       | 2005    | 2005        | 3 | 100    | 2,160           |       |
| 2              | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 0     |    |       | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 300             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,460       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| 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                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 22,500.00  | 22,500.00      | 22,500     |                             |      |         |      |     |    |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 2,460       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |              |  | PAGE 1 of 1 | 2 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY         |              |  |             |   |
| VALUATION BY              | STANDARD     |  |             |   |
| Tax Group: 2              | Tax Dist:    |  |             |   |
| BUILDING MARKET VALUE     | 175,028      |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 2,460        |  |             |   |
| TOTAL LAND VALUE - MARKET | 22,500       |  |             |   |
| TOTAL MARKET VALUE        | 199,988      |  |             |   |
| SOH/AGL Deduction         | 62,111       |  |             |   |
| ASSESSED VALUE            | 137,877      |  |             |   |
| TOTAL EXEMPTION VALUE     | HX HB 51,411 |  |             |   |
| BASE TAXABLE VALUE        | 86,466       |  |             |   |
| TOTAL JUST VALUE          | 199,988      |  |             |   |
| NCON VALUE                | 0            |  |             |   |
| INCOME VALUE              |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 198,176      |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 23640      | SFR         | 444 | 09/22/2005 |

| 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  
1363/0716 6/25/2018 WD Q I 01 141,100  
GRANTOR: JAMES M SWISHER JR  
GRANTEE: JUSTIN MINSON

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W16 PTO= N12 W22 S12 E22\$ W34 S24 E6 S7 E13 FOP= E7 N6 W7 S6\$ N6 E7 S3 FGR= S20 E24 N20 W24\$ E24 N28\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |