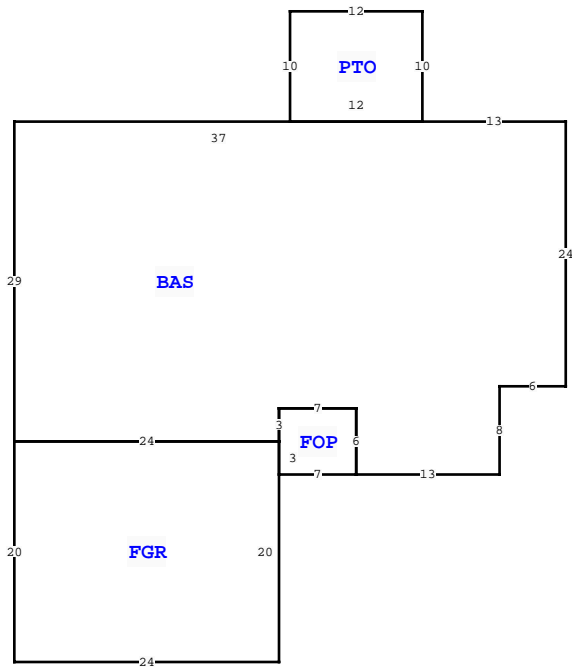


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	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		
0100	01	1,721	109.5640	122.71	211,184	2005	2005	0	0	21.00	79.00		
1 SINGLE FAM 0% - 0 Heated Area: 1438 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			166,835
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			191,235
SOH/AGL Deduction			0
ASSESSED VALUE			191,235
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			191,235
TOTAL JUST VALUE			191,235
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,453

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	1,438	100		1,438	139,401
FGR	480	55		264	25,592
FOP	42	30		13	1,260
PTO	120	5		6	581
TOTALS	2,080			1,721	166,835

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						
1153/1997	2/09/2007	WD	Q	I	03	165,000
GRANTOR: PIERSON						
GRANTEE: ZAZEN INVESTMENTS L						

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	0		0.00	100	2017	2017	3	100	1,900	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/14/2026 MLU	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W13 PTO= N10 W12 S10 E12\$ W37 S29 FGR= S20 E24 N20 W24\$ E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N8 E6 N24\$.													

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							