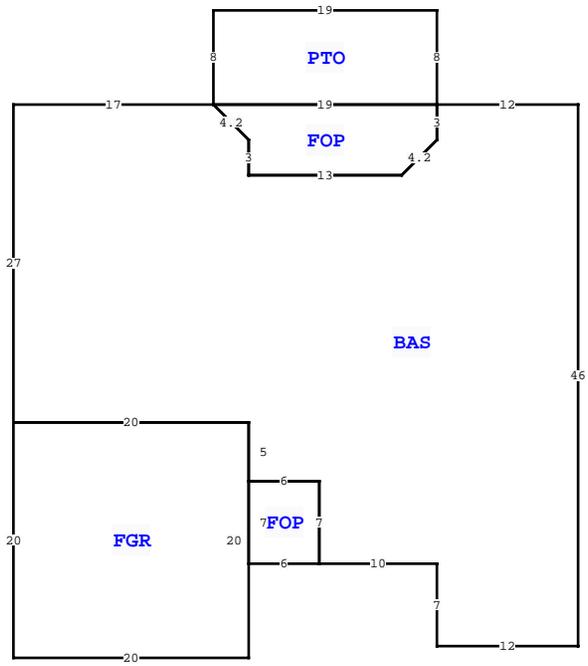


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,578	100	
FGR	400	55	
FOP	42	30	
FOP	96	30	
PTO	152	5	
TOTALS	2,268		

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%	- 2022									
				Heated Area: 1578				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			193,846
TOTAL MARKET OB/XF VALUE			2,253
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			218,599
SOH/AGL Deduction			40,299
ASSESSED VALUE			178,300
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			126,889
TOTAL JUST VALUE			218,599
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,552

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24141	SFR	500	02/16/2006

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  
 1455/1783 | 12/22/2021 | WD | Q | I | 01 | 225,000  
 GRANTOR: BYRD CHARMAINE AMOY  
 GRANTEE: PHILLIPS AUDREY LOR

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

**BUILDING DIMENSIONS**  
 BAS= W12 PTO= N8 W19 S8 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3  
 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20\$  
 E20 S5 FOP= S7 E6 N7 W6\$ E6 S7 E10 S7 E12 N46 \$.

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
1	0166	CONC, PAVMT	0	100	0	781.00	UT	2.50	2.50	100	2006	2006
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2013	2013

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