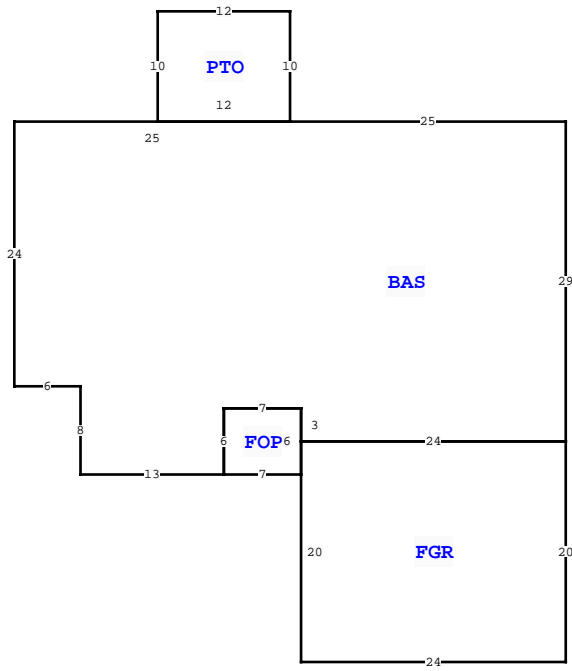


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	1,438	100	
FGR	480	55	
FOP	42	30	
PTO	120	5	
TOTALS	2,080		

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%	- 2020	128.35	220,890	2005	2005	0	0	20.00	80.00
Heated Area: 1438 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			176,712
TOTAL MARKET OB/XF VALUE			1,762
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			200,974
SOH/AGL Deduction			57,315
ASSESSED VALUE			143,659
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			92,248
TOTAL JUST VALUE			200,974
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			199,183

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						
1393/0728	8/27/2019	WD	Q	I	01	159,000
GRANTOR: BRYAN K & SAMANTHA CR						
GRANTEE: GREGORY RUSH SMITH						

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC,PAVMT	0	100	0	0			2.00
						881.00	UT	2.00	

TOTAL OB/XF												1,762	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							04/14/2026	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W25 PTO= N10 W12 S10 E12\$ W25 S24 E6 S8 E13 FOP= E7 N6 W7 S6\$ N6 E7 S3 FGR= S20 E24 N20 W24\$ E24 N29\$.									

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							