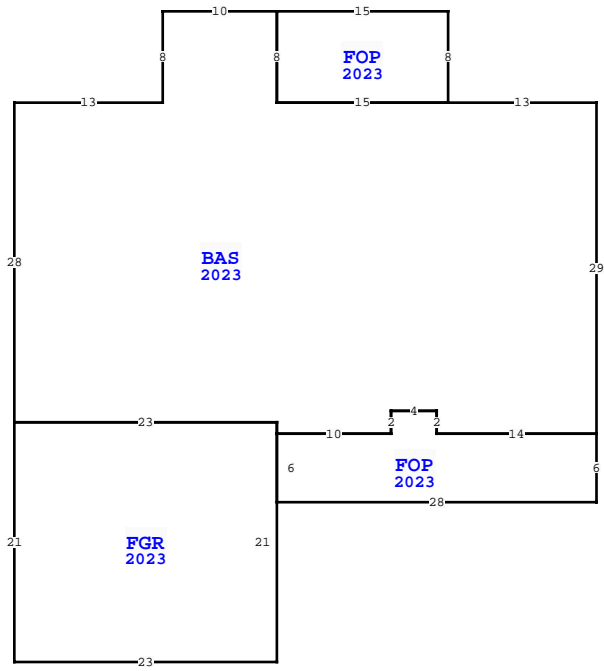


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		4	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.00	1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,883	129.5910	145.14	273,299	2022	2022	0	0	3.00	97.00	
1 SINGLE FAM			100% - 2023	Heated Area: 1528				HX Base Yr 2023				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2023	1,528	215,121
FGR	483	55	2023	266	37,449
FOP	120	30	2023	36	5,068
FOP	176	30	2023	53	7,461
TOTALS	2,307			1,883	265,100

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	600.00	UT	3.00	3.00	100	2023	2022		100	1,800	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

TOTAL OB/XF												
4,300												

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0.85	35,000.00	29,750.00	29,750							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		265,100	
TOTAL MARKET OB/XF VALUE		4,300	
TOTAL LAND VALUE - MARKET		29,750	
TOTAL MARKET VALUE		299,150	
SOH/AGL Deduction		171,446	
ASSESSED VALUE		127,704	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		76,293	
TOTAL JUST VALUE		299,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,883	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043314	New Residential C	150,000	12/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/920	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: FCS TRUST DATED JAN						
1467/2504	5/27/2022	WD	Q	I	01	290,000
GRANTOR: CORNERSTONE DEVELOPER						
GRANTEE: FRIED ROBIN BETH						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=100,21] W13 W15 N8 W10 S8 W13 S28 E23 S1												
E10 N2 E4 S2 E14 N29 \$												
FGR=[YR=2023;ORIG=49,49] E23 S21 W23 N21 \$												
FOP=[YR=2023;ORIG=72,13] E15 S8 W15 N8 \$												
FOP=[YR=2023;ORIG=100,50] W14 N2 W4 S2 W10 S6 E28 N6 \$												