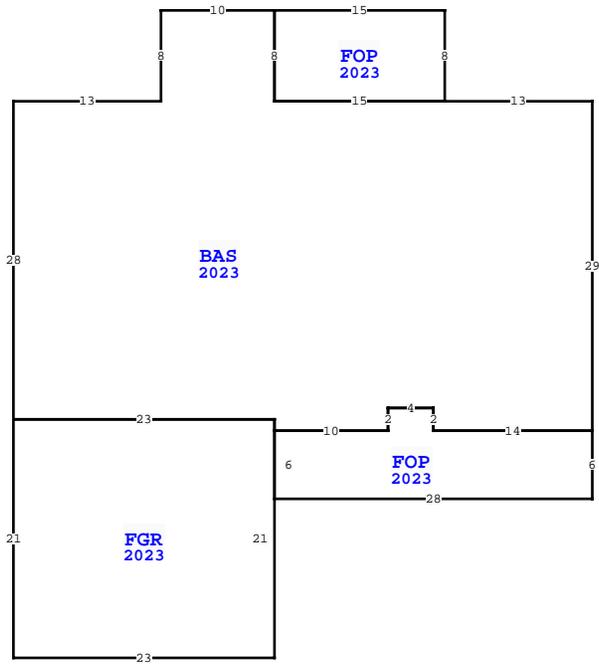




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,528	100	2023	1,528	218,959
FGR	483	55	2023	266	38,117
FOP	120	30	2023	36	5,158
FOP	176	30	2023	53	7,595
TOTALS	2,307			1,883	269,831

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	147.73	278,176	2022	2022	0	0	3.00	97.00	
1 SINGLE FAM			100% - 2023	Heated Area: 1528			HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			269,831
TOTAL MARKET OB/XF VALUE			4,300
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			303,881
SOH/AGL Deduction			176,177
ASSESSED VALUE			127,704
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			76,293
TOTAL JUST VALUE			303,881
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

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												

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 \$												

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	0.85	35,000.00	29,750.00	29,750							