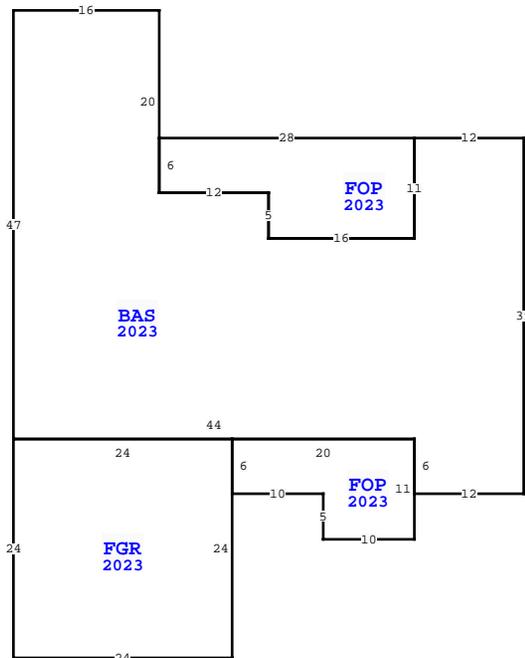


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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
BAS	1,896	100	2023
FGR	576	55	2023
FOP	170	30	2023
FOP	248	30	2023
TOTALS	2,890		

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% - 2023									
Heated Area: 1896						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			323,782
TOTAL MARKET OB/XF VALUE			5,380
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			358,912
SOH/AGL Deduction			21,333
ASSESSED VALUE			337,579
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			286,168
TOTAL JUST VALUE			358,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043312	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  
 1473/854 8/02/2022 WD Q I 01 350,000  
 GRANTOR: CORNERSTONE DEVELOPER  
 GRANTEE: SOUCINCK MEAGAN ELI

EXTRA FEATURES		194 SW GUINEVERE WAY, LAKE CITY															
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	0	960.00	UT	3.00	3.00	100	2023	2022		100	2,880	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

TOTAL OB/XF		5,380															
BLD DATE		LGL DATE	04/14/2026	MLU													
XF DATE		LAND DATE															
INC DATE		AG DATE															

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2023;ORIG=90,20] W12 S11 W16 N5 W12 N20 W16 S47 E44 S6 E12 N39 \$
FGR=[YR=2023;ORIG=34,53] E24 S24 W24 N24 \$
FOP=[YR=2023;ORIG=78,20] W28 S6 E12 S5 E16 N11 \$
FOP=[YR=2023;ORIG=78,53] W20 S6 E10 S5 E10 N11 \$

LAND DESCRIPTION		TOTAL OB/XF 5,380																						
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							