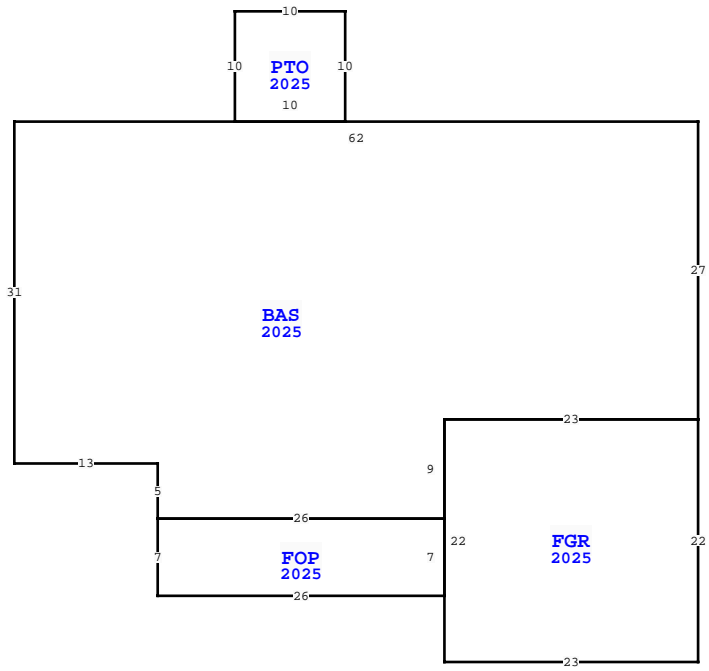


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
Heated Area: 1960 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			285,037
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			316,227
SOH/AGL Deduction			0
ASSESSED VALUE			316,227
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			316,227
TOTAL JUST VALUE			316,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			319,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047836	New Residential C	175,000	08/07/2023

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  
 1436/1675 4/30/2021 WD Q V 05 100,000  
 GRANTOR: WILLIAMS DONALD E  
 GRANTEE: CORNERSTONE DEVELOP

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	1,960	100	2025	1,960	243,112
FGR	506	55	2025	278	34,483
FOP	182	30	2025	55	6,822
PTO	100	5	2025	5	620
TOTALS	2,748			2,298	285,037

128 SW KING ARTHURS GLN, LAKE CITY  
 BLD DATE: 04/14/2026 MLU  
 XF DATE:   
 INC DATE:   
 LGL DATE:   
 LAND DATE:   
 AG DATE:

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	% COND						
1	0166	CONC,PAVMT	0	0	0	0		480.00	UT	3.00		3.00	100	2025	2024	100	1,440	

BUILDING NOTES												
BUILDING DIMENSIONS												

BAS=[YR=2025;ORIG=-10,-10] W62 S31 E13 S5 E26 N9 E23 N27 \$  
 FGR=[YR=2025;ORIG=-33,17] E23 S22 W23 N22 \$  
 FOP=[YR=2025;ORIG=-59,26] E26 S7 W26 N7 \$  
 PTO=[YR=2025;ORIG=-52,-20] E10 S10 W10 N10 \$

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	0.85	35,000.00	29,750.00	29,750								