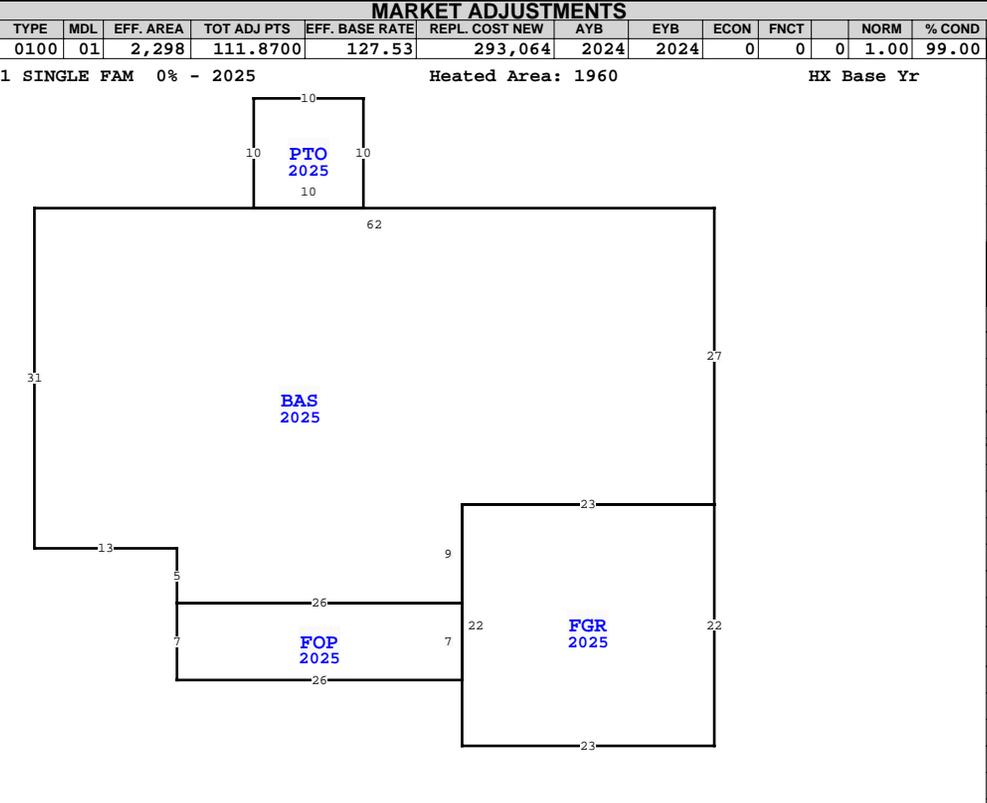


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	



TOTALS 2,748 2,298 290,133  
 128 SW KING ARTHURS GLN, LAKE CITY

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	247,459
FGR	506	55	2025	278	35,098
FOP	182	30	2025	55	6,944
PTO	100	5	2025	5	632

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			290,133
TOTAL MARKET OB/XF VALUE			1,440
TOTAL LAND VALUE - MARKET			29,750
TOTAL MARKET VALUE			321,323
SOH/AGL Deduction			0
ASSESSED VALUE			321,323
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			321,323
TOTAL JUST VALUE			321,323
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						

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	0	0	0		480.00	UT	3.00				3.00	1,440

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		04/14/2026	
LAND DATE		MLU	
AG DATE			

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							