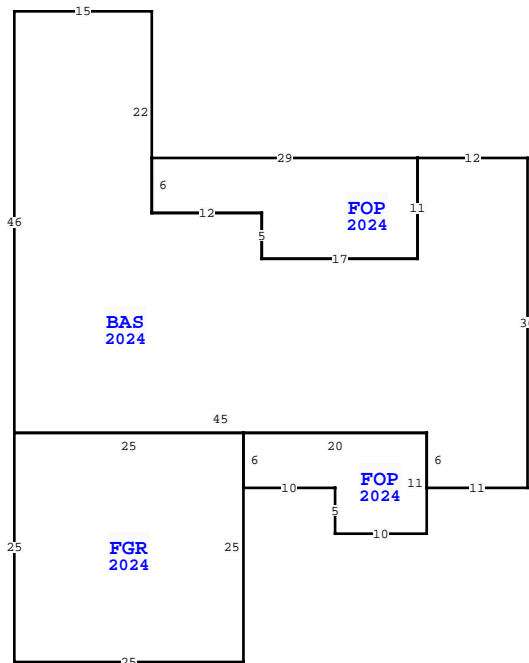


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR 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	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	23416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,727	100	2024
FGR	625	55	2024
FOP	170	30	2024
FOP	259	30	2024
TOTALS	2,781		

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%	- 2024		Heated Area: 1727					HX Base Yr	2024



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		253,546	
TOTAL MARKET OB/XF VALUE		8,660	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		297,206	
SOH/AGL Deduction		230	
ASSESSED VALUE		296,976	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		245,565	
TOTAL JUST VALUE		297,206	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		299,793	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045256	New Residential C	225,000	08/22/2022

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
 1487/566 3/28/2023 WD Q I 01 374,900
 GRANTOR: CORNERSTONE DEVELOPER
 GRANTEE: LAURICH STANLEY M

BUILDING NOTES	
BAS=[YR=2024;ORIG=10,-11] W12 S11 W17 N5 W12 N22 W15 S46 E45 S6 E11 N36 \$	
FGR=[YR=2024;ORIG=-46,19] E25 S25 W25 N25 \$	
FOP=[YR=2024;ORIG=-2,-11] W29 S6 E12 S5 E17 N11 \$	
FOP=[YR=2024;ORIG=-1,19] W20 S6 E10 S5 E10 N11 \$	

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	620.00	UT	3.00	3.00	100	2024	2023		100	1,860	
2	0120	CLFENCE	4	0	100	1.00	UT	1,800.00	1,800.00	100	2025	2024		100	1,800	
3	0030	BARN,MT	0	100	20	1.00	UT	4,200.00	4,200.00	100	2025	2024		100	4,200	
4	0070	CARPORT UF	0	100	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							