BEG SW COR OF SW1/4 OF SE1/4,
RUN N 536.23 FT, E 547.72 FT,
S 140.14 FT, W 105.61 FT, S

HERNANDEZ FREDDIE
141 SW RAIN MIST GLN
FORT WHITE, FL 32038

2026

24-7S-16-04316-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

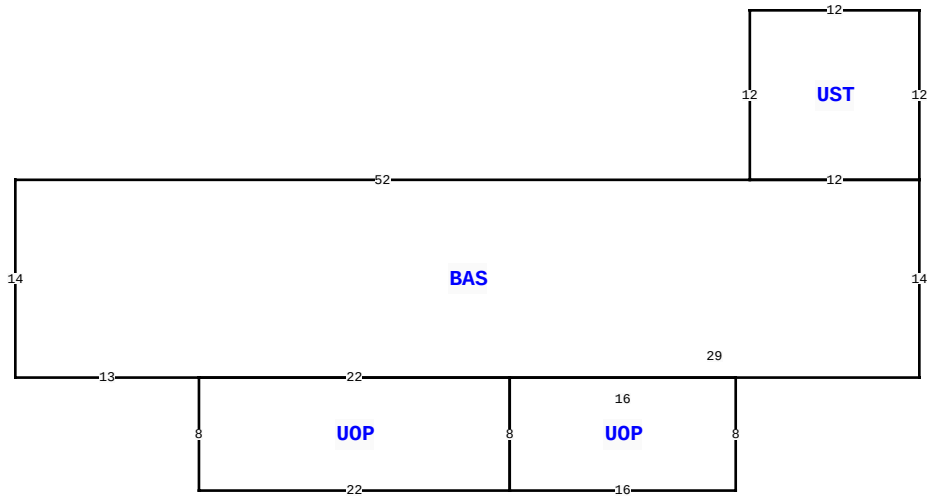
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	14,264
UOP	128	25		32	510
UOP	176	25		44	700
UST	144	45		65	1,035
TOTALS	1,344			1,037	16,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,037	66.3390	39.80	41,273	1970	1970	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 896 HX Base Yr 2026



141 SW RAIN MIST GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,460
TOTAL MARKET OB/XF VALUE		41,098
TOTAL LAND VALUE - MARKET		76,180
TOTAL MARKET VALUE		258,738
SOH/AGL Deduction		0
ASSESSED VALUE		258,738
TOTAL EXEMPTION VALUE	HX HB	43,547
BASE TAXABLE VALUE		215,191
TOTAL JUST VALUE		258,738
NCON VALUE		113,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27946	M H	445	07/14/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0253	8/20/2020	WD	U	I	11	100
GRANTOR: JIMMY P COOK & ETAL						
GRANTEE: FREDDIE HERNANDEZ						
1276/1281	6/06/2014	TR	U	I	16	100
GRANTOR: JIMMY P COOK AS TRUST						
GRANTEE: JIMMY P COOK & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E13 UOP= S8 E22 N8 W22$ E22 UOP= S8 E16 N8 W16$ E29 N14 UST= N12 W12 S12 E12$ W12$.

EXTRA FEATURES

LN	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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0040	BARN,POLE	0	100	24	30	720.00	UT	2.50	2.50	100	1999	1999	3	100	1,800	
3	0252	LEAN-TO W/	0	100	12	16	192.00	UT	2.00	2.00	100	1999	1999	3	100	384	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0252	LEAN-TO W/	0	100	12	16	192.00	UT	2.00	2.00	100	1999	1999	3	100	384	
6	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
7	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1999	1999	3	100	1,080	
8	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
9	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
10	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 27,348

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	4.86	AC		1.00	1.00	1.00	13,000.00	13,000.00	63,180							
2	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 10/31/2025 BY JB Total Acres: 5.86 Total Land Value: 76,180 Market: 0 Agricultural: 0 Common: 76,180 PRINTED 06/08/2026 BY SYS

BEG SW COR OF SW1/4 OF SE1/4,
RUN N 536.23 FT, E 547.72 FT,
S 140.14 FT, W 105.61 FT, S

HERNANDEZ FREDDIE
141 SW RAIN MIST GLN
FORT WHITE, FL 32038

2026

24-7S-16-04316-001

BUILDING CHARACTERISTICS

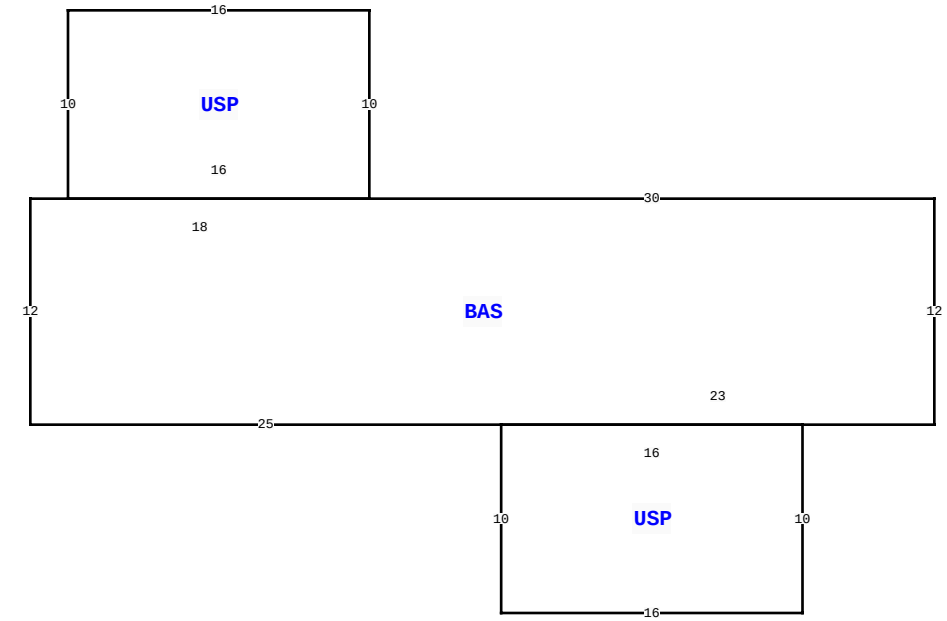
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	9,396
USP	160	35		56	914
USP	160	35		56	914
TOTALS	896			688	11,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	688	67.9590	40.78	28,057	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2026 Heated Area: 576 HX Base Yr 2026



141 SW RAIN MIST GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,460
TOTAL MARKET OB/XF VALUE		41,098
TOTAL LAND VALUE - MARKET		76,180
TOTAL MARKET VALUE		258,738
SOH/AGL Deduction		0
ASSESSED VALUE		258,738
TOTAL EXEMPTION VALUE	HX HB	43,547
BASE TAXABLE VALUE		215,191
TOTAL JUST VALUE		258,738
NCON VALUE		113,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0253	8/20/2020	WD	U	I	11	100
GRANTOR: JIMMY P COOK & ETAL						
GRANTEE: FREDDIE HERNANDEZ						
1276/1281	6/06/2014	TR	U	I	16	100
GRANTOR: JIMMY P COOK AS TRUST						
GRANTEE: JIMMY P COOK & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 USP= N10 W16 S10 E16$ W18 S12 E25 USP= S10 E16 N10 W16$ E23 N12$.

EXTRA FEATURES

LN	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
11	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
12	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
13	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
14	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
15	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2026	2025		100	7,000	
16	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
17	0081	DECKING WI	0	100	0	0	1.00	UT	300.00	300.00	100	2026	2025		100	300	
18	0261	PRCH, UOP	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	
19	0261	PRCH, UOP	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	

LAND DESCRIPTION

TOTAL OB/XF 13,750

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/31/2025 BY JB Total Acres: 5.86 Total Land Value: 76,180 Market: 0 Agricultural: 0 Common: 76,180 PRINTED 06/08/2026 BY SYS

BEG SW COR OF SW1/4 OF SE1/4,
RUN N 536.23 FT, E 547.72 FT,
S 140.14 FT, W 105.61 FT, S

HERNANDEZ FREDDIE
141 SW RAIN MIST GLN
FORT WHITE, FL 32038

2026

24-7S-16-04316-001

BUILDING CHARACTERISTICS

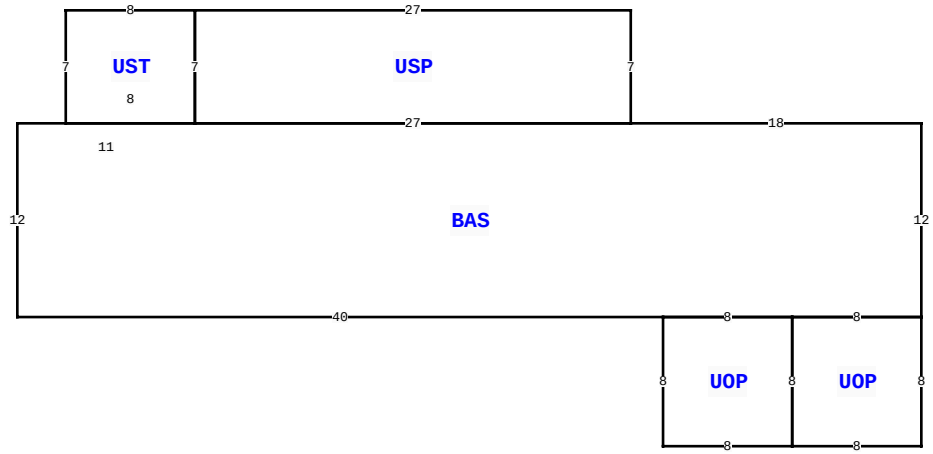
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	8,983
UOP	64	25		16	214
UOP	64	25		16	214
USP	189	35		66	882
UST	56	45		25	334
TOTALS	1,045			795	10,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	795	55.6920	33.42	26,569	1970	1970	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2026 Heated Area: 672 HX Base Yr 2026



141 SW RAIN MIST GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,460
TOTAL MARKET OB/XF VALUE		41,098
TOTAL LAND VALUE - MARKET		76,180
TOTAL MARKET VALUE		258,738
SOH/AGL Deduction		0
ASSESSED VALUE		258,738
TOTAL EXEMPTION VALUE	HX HB	43,547
BASE TAXABLE VALUE		215,191
TOTAL JUST VALUE		258,738
NCON VALUE		113,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1418/0253	8/20/2020	WD	U	I	11	100
GRANTOR: JIMMY P COOK & ETAL						
GRANTEE: FREDDIE HERNANDEZ						
1276/1281	6/06/2014	TR	U	I	16	100
GRANTOR: JIMMY P COOK AS TRUST						
GRANTEE: JIMMY P COOK & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 USP= N7 W27 S7 E27$W27 UST= N7 W8 S7 E8$ W11 S12E40
UOP= S8 E8 N8 W8 $ E8 UOP= S8 E8 N8 W8$ E8 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/31/2025 BY JB Total Acres: 5.86 Total Land Value: 76,180 Market: 0 Agricultural: 0 Common: 76,180 PRINTED 06/08/2026 BY SYS

BEG SW COR OF SW1/4 OF SE1/4,
RUN N 536.23 FT, E 547.72 FT,
S 140.14 FT, W 105.61 FT, S

HERNANDEZ FREDDIE
141 SW RAIN MIST GLN
FORT WHITE, FL 32038

2026

24-7S-16-04316-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

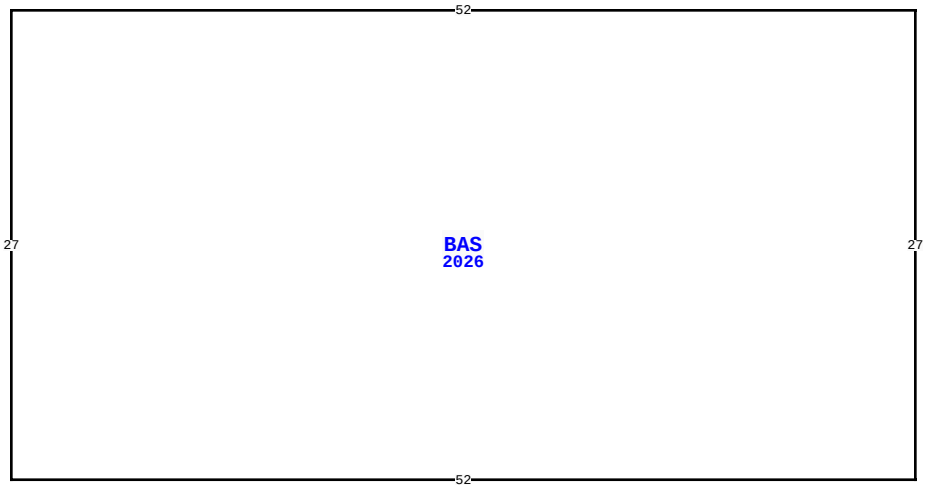
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	00	N/A 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2026	1,404	33,449
TOTALS	1,404			1,404	33,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	99.2750	59.56	83,622	1988	1988	0	0	0	60.00	40.00

6 MOBILE HME 100% - 2026 Heated Area: 1404 HX Base Yr 2026



141 SW RAIN MIST GLN, FORT WHITE

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,460
TOTAL MARKET OB/XF VALUE		41,098
TOTAL LAND VALUE - MARKET		76,180
TOTAL MARKET VALUE		258,738
SOH/AGL Deduction		0
ASSESSED VALUE		258,738
TOTAL EXEMPTION VALUE	HX HB	43,547
BASE TAXABLE VALUE		215,191
TOTAL JUST VALUE		258,738
NCON VALUE		113,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0253	8/20/2020	WD	U	I	11	100
GRANTOR: JIMMY P COOK & ETAL						
GRANTEE: FREDDIE HERNANDEZ						
1276/1281	6/06/2014	TR	U	I	16	100
GRANTOR: JIMMY P COOK AS TRUST						
GRANTEE: JIMMY P COOK & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=15,13] E52 S27 W52 N27 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/31/2025 BY JB Total Acres: 5.86 Total Land Value: 76,180 Market: 0 Agricultural: 0 Common: 76,180 PRINTED 06/08/2026 BY SYS

BEG SW COR OF SW1/4 OF SE1/4,
RUN N 536.23 FT, E 547.72 FT,
S 140.14 FT, W 105.61 FT, S

HERNANDEZ FREDDIE
141 SW RAIN MIST GLN
FORT WHITE, FL 32038

2026

24-7S-16-04316-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

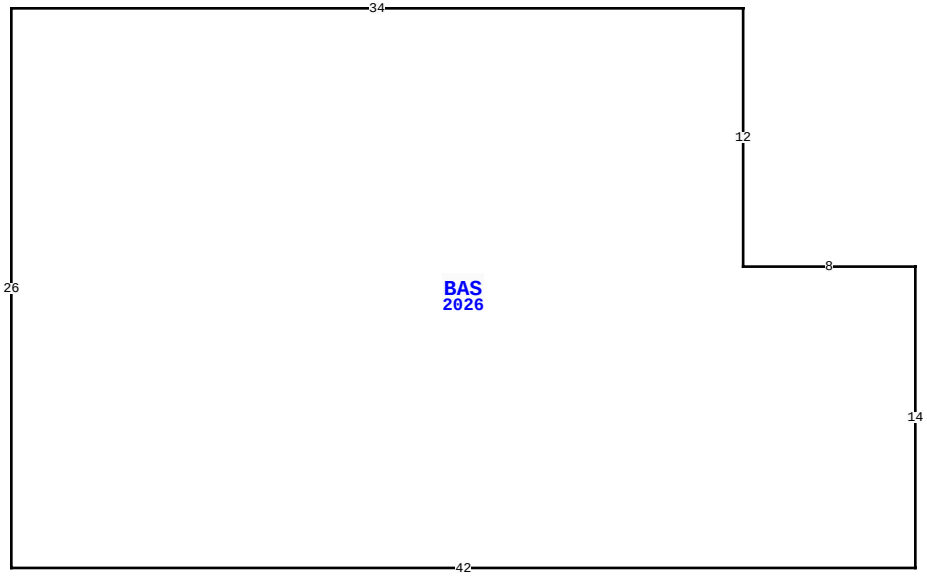
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	02	WINDOW 100
Heating Type	00	N/A 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24716.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	996	100	2026	996	69,651
TOTALS	996			996	69,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	996	67.5000	75.60	75,298	2020	2020	0	0	0	7.50	92.50

7 SINGLE FAM 0% - 102026 Heated Area: 996 HX Base Yr 2026



141 SW RAIN MIST GLN, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,460
TOTAL MARKET OB/XF VALUE		41,098
TOTAL LAND VALUE - MARKET		76,180
TOTAL MARKET VALUE		258,738
SOH/AGL Deduction		0
ASSESSED VALUE		258,738
TOTAL EXEMPTION VALUE	HX HB	43,547
BASE TAXABLE VALUE		215,191
TOTAL JUST VALUE		258,738
NCON VALUE		113,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0253	8/20/2020	WD	U	I	11	100
GRANTOR: JIMMY P COOK & ETAL						
GRANTEE: FREDDIE HERNANDEZ						
1276/1281	6/06/2014	TR	U	I	16	100
GRANTOR: JIMMY P COOK AS TRUST						
GRANTEE: JIMMY P COOK & ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,-10] W34 S26 E42 N14 W8 N12 $
.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 10/31/2025 BY JB Total Acres: 5.86 Total Land Value: 76,180 Market: 0 Agricultural: 0 Common: 76,180 PRINTED 06/08/2026 BY SYS