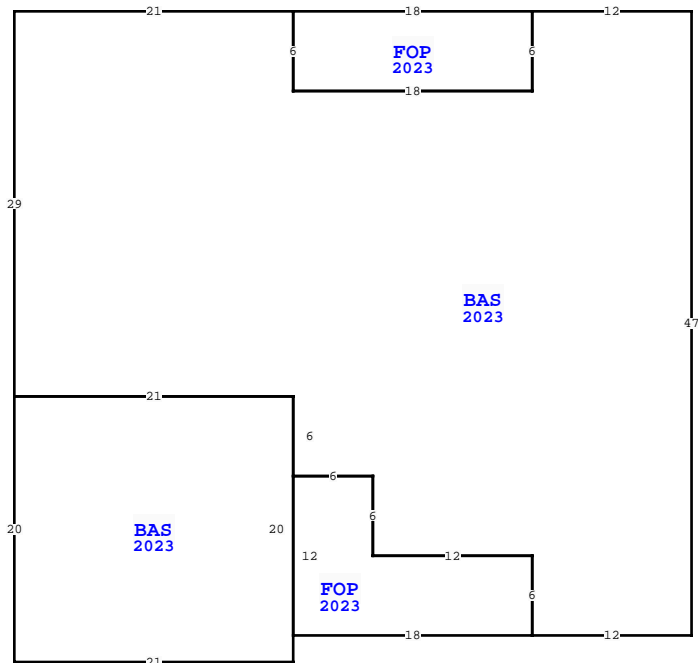


| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 32 HARDIE BRD 100 |
| Exterior Wall | 00 N/A 0 |
| Roof Structure | 08 IRREGULAR 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 13 LAM/VNLPLK 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 | 07 07 |
| 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% | - 2026 | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 299,719 | |
| TOTAL MARKET OB/XF VALUE | | 3,240 | |
| TOTAL LAND VALUE - MARKET | | 35,000 | |
| TOTAL MARKET VALUE | | 337,959 | |
| SOH/AGL Deduction | | 0 | |
| ASSESSED VALUE | | 337,959 | |
| TOTAL EXEMPTION VALUE | | 0 | |
| BASE TAXABLE VALUE | | 337,959 | |
| TOTAL JUST VALUE | | 337,959 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 341,049 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 00004207 | New Residential C | 155,000 | 05/27/2021 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1544/924 | 6/27/2025 | QC | U | I | 11 | 100 |

| BUILDING NOTES | | | | | | |
|--------------------------------|-----------|----|---|---|----|-----|
| GRANTOR: CORNERSTONE DEVELOPME | | | | | | |
| GRANTEE: FCS TRUST DATED JAN | | | | | | |
| 1460/69 | 2/17/2022 | QC | U | V | 11 | 100 |
| GRANTOR: CORNERSTONE DEVELOPER | | | | | | |
| GRANTEE: CORNERSTONE DEVELOP | | | | | | |

| MAP NUM | MKT AREA | | | | |
|------------------|------------------|-------------|------|--------------|----------------------|
| | 06 | | | | |
| NEIGHBORHOOD/LOC | 33316.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 420 | 100 | 2023 | 420 | 55,651 |
| BAS | 1,767 | 100 | 2023 | 1,767 | 234,131 |
| FOP | 108 | 30 | 2023 | 32 | 4,240 |
| FOP | 144 | 30 | 2023 | 43 | 5,698 |
| TOTALS | 2,439 | | | 2,262 | 299,719 |

242 SW TIMBERLAND CT, LAKE CITY

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|------------|-----------|---------|
| | | | 04/14/2026 | | MLU |

| 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 | | 3.00 | 100 | 2023 | 2022 | 100 | 3,240 | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=100,20] W12 S6 W18 N6 W21 S29 E21 S6 E6 S6 E12 S6 E12 N47 \$ | | | | | | | | | | | | |
| BAS=[YR=2023;ORIG=49,49] E21 S20 W21 N20 \$ | | | | | | | | | | | | |
| FOP=[YR=2023;ORIG=70,20] E18 S6 W18 N6 \$ | | | | | | | | | | | | |
| FOP=[YR=2023;ORIG=88,61] W12 N6 W6 S12 E18 N6 \$ | | | | | | | | | | | | |

| 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 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | | |