LOT 27 SOUTHWOOD MEADOWS S/D.
740-1381, 749-674, 783-188, 786-

GREGORY SHANNON/GREGORY SARA D
P O BOX 2545
LAKE CITY, FL 32056-2545

2026

01-5S-16-03405-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

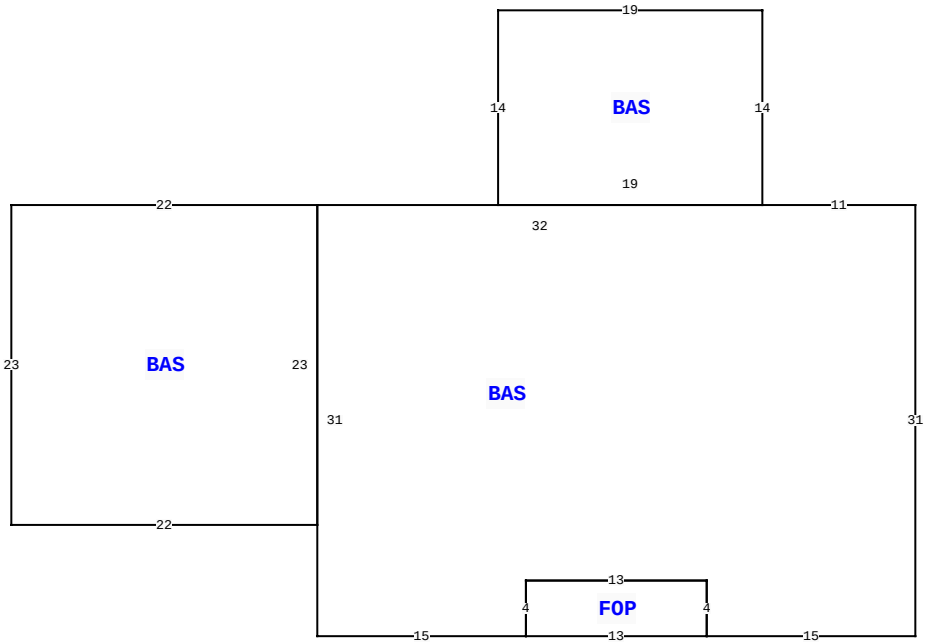
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	266	100		266	21,087
BAS	506	100		506	40,113
BAS	1,281	100		1,281	101,551
FOP	52	30		16	1,268
TOTALS	2,105			2,069	164,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,069	108.6400	121.68	251,756	1991	1991	0	0	0	34.85	65.15

1 SINGLE FAM 100% - 2017 Heated Area: 2053 HX Base Yr 2017



129 SW AINSLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,019
TOTAL MARKET OB/XF VALUE		21,390
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		215,409
SOH/AGL Deduction		48,697
ASSESSED VALUE		166,712
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,990
TOTAL JUST VALUE		215,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36389	GARAGE	187	02/28/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1327/1130	11/30/2016	WD	U	I	11	100
GRANTOR: DEBRAH GREGORY						
GRANTEE: SHANNON GREGORY & S						
1320/0520	8/15/2016	PB	U	I	18	100
GRANTOR: CLERK OF OCURT (JANE						
GRANTEE: DEBBIE K GREGORY &						

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	0166	CONC,PAVMT	0	100	18	75	1,350.00	UT	1.40	1.40	100	0	0	3	100	1,890	
2	0210	GARAGE U	0	100	30	40	1,200.00	UT	16.00	16.00	100	2018	2018	3	100	19,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 BAS= N14 W19 S14 E19$ W32 BAS= W22 S23 E22 N23$ S31 E15 FOP= E13 N4 W13 S4$N4 E13 S4 E15 N31$.

LAND DESCRIPTION

TOTAL OB/XF 21,390

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/29/2019 BY KR Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS