LOT 17 COUNTRY SIDE ESTATES.
WD 1066-2352. QC 1084-1788, WD 1

DOWNING STEVEN MITCHELL
153 SE GREGORY GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-117

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

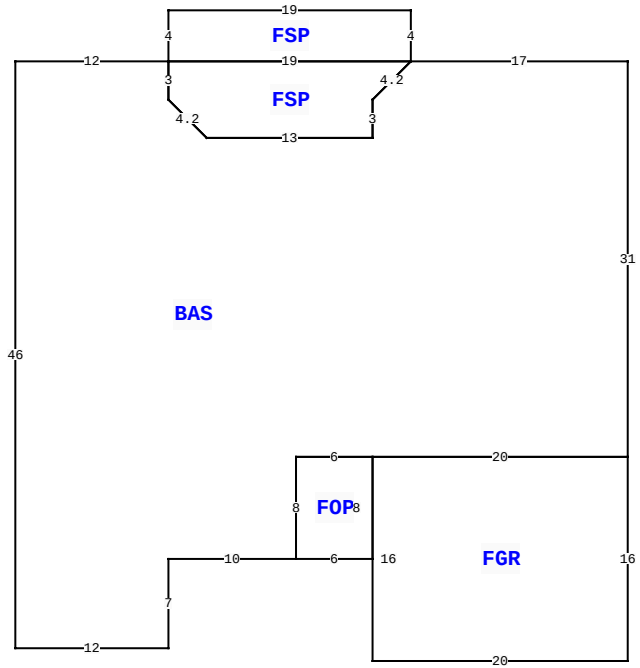
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,652	100		1,652	161,073
FGR	320	55		176	17,160
FOP	48	30		14	1,365
FSP	76	40		30	2,925
FSP	96	40		38	3,705
TOTALS	2,192			1,910	186,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,910	110.1920	123.42	235,732	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 0 Heated Area: 1652 HX Base Yr



153 SE GREGORY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	186,228
TOTAL MARKET OB/XF VALUE	2,368
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	207,096
SOH/AGL Deduction	0
ASSESSED VALUE	207,096
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,096
TOTAL JUST VALUE	207,096
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	209,571

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1336/1871	5/03/2017	WD	Q	I	01	149,000
GRANTOR: ROY F & DEBRA H BRITT						
GRANTEE: STEVEN MITCHELL DOW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N4 W19 S4 E19$ FSP= W19 S3 D3 R3 E13 N3 R3 U3 $ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N8 W6 S8$ N8 E6 FGR= S16 E20 N16 W20$ E20 N31$.

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	0	0	0	947.00	UT	2.50	2.50	100	2005	2005	3	100	2,368	

LAND DESCRIPTION

TOTAL OB/XF 2,368

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/20/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS