LOT 18 COUNTRY SIDE ESTATES.
WD 1057-1519, WD 1370-251, QC 15

THOMAS KATHRYN LYNN
183 SE GREGORY GLEN
LAKE CITY, FL 32025

2026

15-4S-17-08359-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

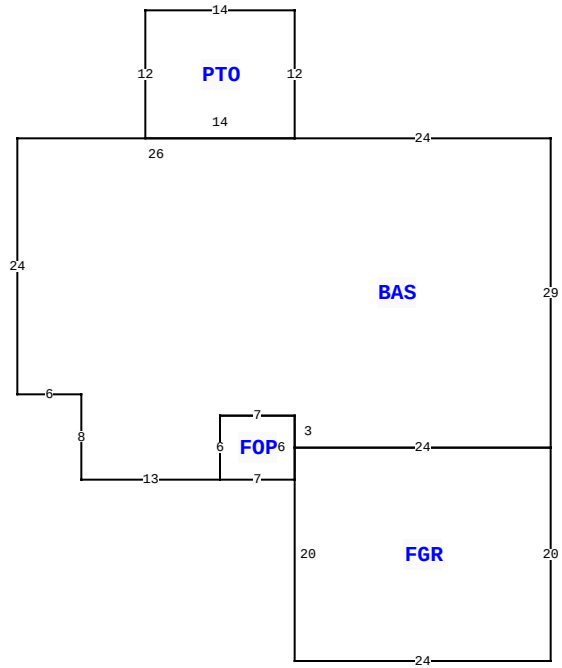
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,438	100		1,438	153,567
FGR	480	55		264	28,194
FOP	42	30		13	1,388
PTO	168	5		8	854
TOTALS	2,128			1,723	184,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,723	120.7000	135.18	232,915	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2019 Heated Area: 1438 HX Base Yr 2019



183 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		184,003
TOTAL MARKET OB/XF VALUE		1,862
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		204,365
SOH/AGL Deduction		64,195
ASSESSED VALUE		140,170
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		89,448
TOTAL JUST VALUE		204,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,810

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046911	Roof Replacement	13,944	04/06/2023

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						
1370/0251	10/05/2018	WD	Q	I	01	143,000
GRANTOR: GEORGE CARTER						
GRANTEE: KATHRYN LYNN THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N12 W14 S12 E14$ W26 S24 E6 S8 E13 FOP= E7 N6 W7 S6$ N6 E7 S3 FGR= S20 E24 N20 W24$ E24 N29$.

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	0	0	931.00	UT	2.00	2.00	100	2005	2005	3	100	1,862	

LAND DESCRIPTION

TOTAL OB/XF 1,862

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

REVIEW DATE 05/03/2023 BY jerry Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS