LOT 19 COUNTRY SIDE ESTATES.
WD 1081-1878, CT 1274-1902, WD 1

MEJIAS MIGUEL ANGEL FLORES
215 SE GREGORY LN
LAKE CITY, FL 32025

2026

15-4S-17-08359-119

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

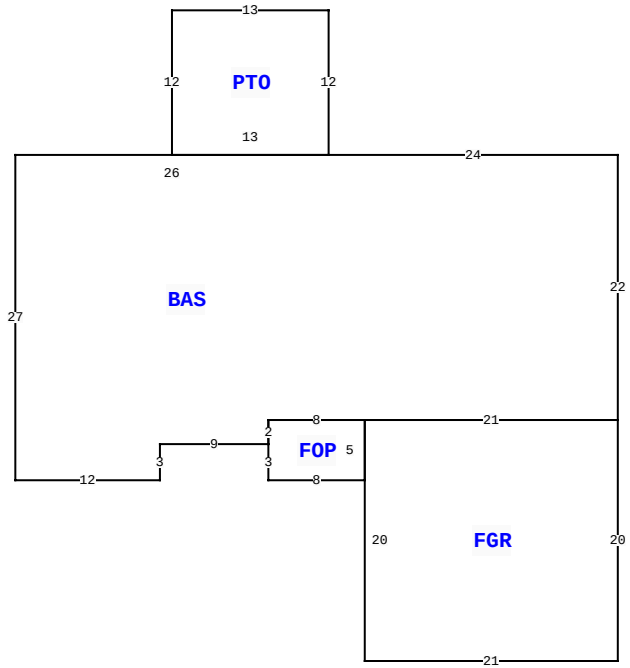
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,178	100		1,178	130,703
FGR	420	55		231	25,630
FOP	40	30		12	1,332
PTO	156	5		8	888
TOTALS	1,794			1,429	158,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	122.3040	136.98	195,744	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2020 Heated Area: 1178 HX Base Yr 2020



215 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		158,553
TOTAL MARKET OB/XF VALUE		2,065
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		179,118
SOH/AGL Deduction		47,885
ASSESSED VALUE		131,233
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,511
TOTAL JUST VALUE		179,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052184	Roof Replacement	11,550	01/29/2025
000051559	Roof Replacement	14,000	11/19/2024
23903	SFR	416	11/29/2005

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						
1385/0717	5/22/2019	WD	Q	I	01	139,900
GRANTOR: DAVID MINCEY						
GRANTEE: MIGUEL ANGEL FLORES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 PTO= N12 W13 S12 E13$ W26 S27 E12 N3 E9 FOP= S3 E8 N5 W8 S2$ N2 E8 FGR= S20 E21 N20 W21$ E21 N22$.

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	826.00	UT	2.50	2.50	100	2006	2006	3	100	2,065	

LAND DESCRIPTION

TOTAL OB/XF 2,065

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 02/10/2025 BY jerry Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS