LOT 20 COUNTRY SIDE ESTATES.
WD 1057-1153 & WD 1228-2522, DC

ALVEY JESSICA LYN
245 SE GREGORY GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-120

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

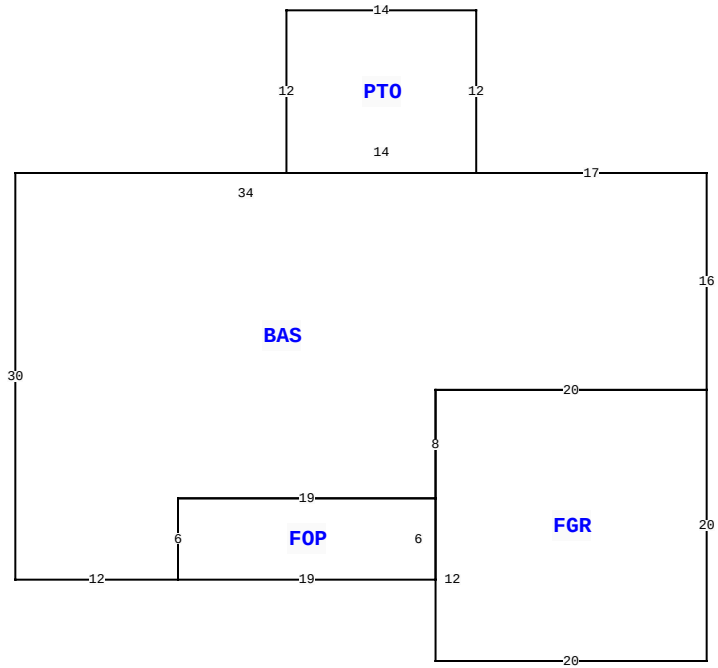
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,136	100		1,136	122,321
FGR	400	55		220	23,689
FOP	114	30		34	3,661
PTO	168	5		8	861
TOTALS	1,818			1,398	150,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	121.7000	136.30	190,547	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2013 Heated Area: 1136 HX Base Yr 2013



245 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		150,532
TOTAL MARKET OB/XF VALUE		4,560
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		173,592
SOH/AGL Deduction		59,082
ASSESSED VALUE		114,510
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,788
TOTAL JUST VALUE		173,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052035	Roof Replacement	14,700	01/09/2025

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						
1228/2522	1/27/2012	WD	Q	I	01	98,000
GRANTOR: MANOLO G & OFELIA DEL						
GRANTEE: JESSICA LYN ALVEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N12 W14 S12 E14$ W34 S30 E12 FOP= E19 N6 W19 S6$ N6 E19 FGR= S12 E20 N20 W20 S8$ N8 E20 N16 $.

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	880.00	UT	2.00	2.00	100	2005	2005	3	100	1,760	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 4,560

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 01/29/2025 BY JS Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS