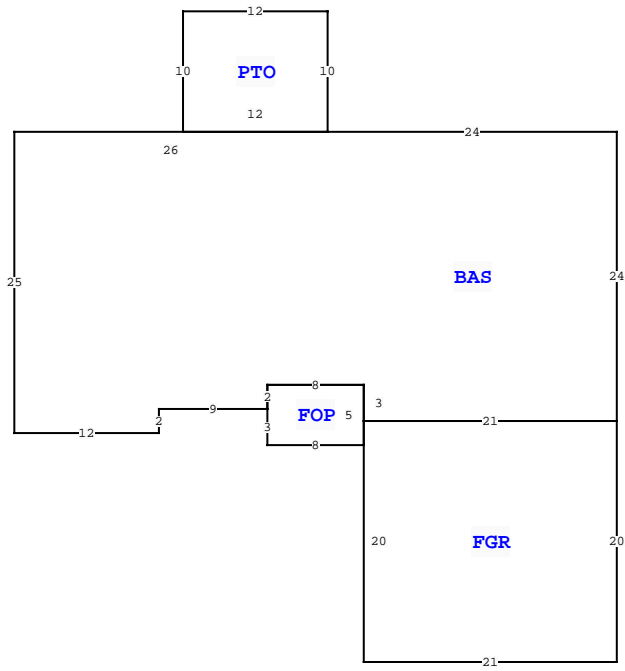




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
Heated Area: 1179 HX Base Yr											



MAP NUM	MKT AREA	06				
15417.00	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,179	100		1,179	121,353
	FGR	420	55		231	23,776
	FOP	40	30		12	1,235
	PTO	120	5		6	617
TOTALS	1,759				1,428	146,981

309 SE GREGORY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		146,981	
TOTAL MARKET OB/XF VALUE		1,880	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		167,361	
SOH/AGL Deduction		4,904	
ASSESSED VALUE		162,457	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		162,457	
TOTAL JUST VALUE		167,361	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		159,978	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1617	12/20/2017	QC	U	I	11	75,600
GRANTOR: WILLIAM E & DEBRA MAR						
GRANTEE: WILLIAM E & DEBRA M						
1060/0584	9/29/2005	WD	Q	I		116,000
GRANTOR: CORNERSTONE DEVELOPME						
GRANTEE: WILLIAM E & DEBRA M						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 PTO= N10 W12 S10 E12\$ W26 S25 E12 N2 E9 FOP= S3 E8 N5 W8 S2\$ N2 E8 S3 FGR= S20 E21 N20 W21\$ E21 N24\$.	

EXTRA FEATURES																
L N	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	940.00	UT	2.00	2.00	100	2005	2005	3	100	1,880	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							