LOT 25 COUNTRY SIDE ESTATES.
WD 1070-63, WD 1189-1568, WD 140

HARDAWAY DAVID/BURNINGHAM GRACE
308 SE GREGORY GLN
LAKE CITY, FL 32025-9304

2026

15-4S-17-08359-125

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

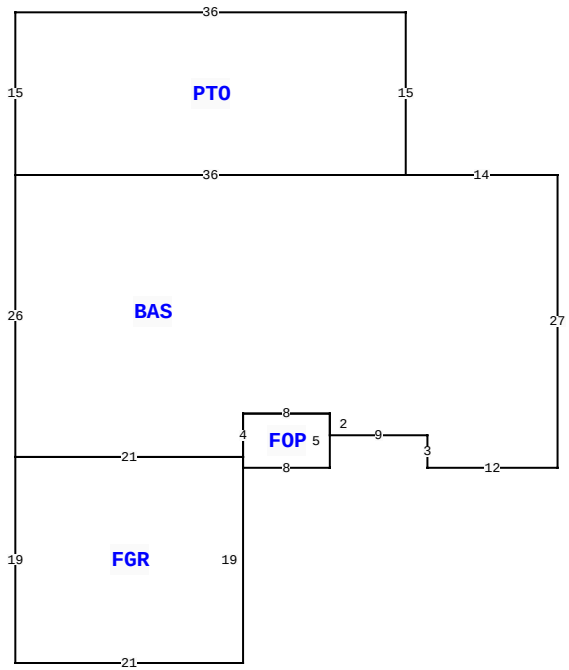
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,262	100		1,262	151,686
FGR	399	55		219	26,322
FOP	40	30		12	1,443
PTO	540	5		27	3,245
TOTALS	2,241			1,520	182,696

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,520	119.2380	133.55	202,996	2005	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 1262 HX Base Yr 2022



308 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		182,696
TOTAL MARKET OB/XF VALUE		3,433
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		204,629
SOH/AGL Deduction		33,359
ASSESSED VALUE		171,270
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		115,548
TOTAL JUST VALUE		204,629
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052292	Roof Replacement	11,290	02/11/2025

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						
1534/412	2/25/2025	WD	Q	I	01	270,000
GRANTOR: RYAN CASEY						
GRANTEE: HARDAWAY DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 PTO= N15 W36 S15 E36$ W36 S26 FGR= S19 E21 N19 W21$ E21 FOP= S1 E8 N5 W8 S4$ N4 E8 S2 E9 S3 E12 N27$.

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	1,053.00	UT	2.50	2.50	100	2005	2005	3	100	2,633	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 3,433

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 05/07/2025 BY TP Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS