LOT 26 COUNTRY SIDE ESTATES.
WD 1079-259, QC 1544-926

CORNELL GENE A/CORNELL JOAN T
276 SE GREGORY GLN
LAKE CITY, FL 32025-3884

2026

15-4S-17-08359-126

BUILDING CHARACTERISTICS

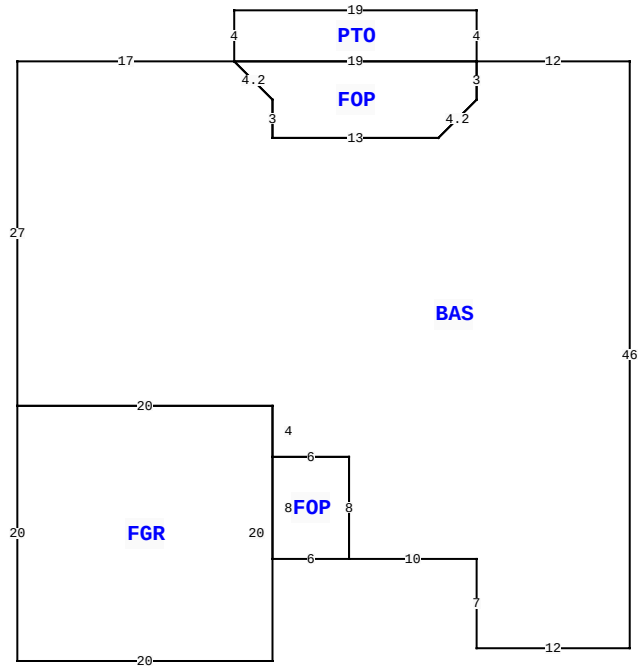
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,572	100		1,572	162,005
FGR	400	55		220	22,673
FOP	48	30		14	1,443
FOP	96	30		29	2,989
PTO	76	5		4	412
TOTALS	2,192			1,839	189,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	113.6000	127.23	233,976	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1572 HX Base Yr 2007



276 SE GREGORY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,521
TOTAL MARKET OB/XF VALUE		1,880
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		209,901
SOH/AGL Deduction		72,309
ASSESSED VALUE		137,592
TOTAL EXEMPTION VALUE	13 HX HB	137,592
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		209,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053808	Roof Replacement	18,000	08/11/2025
23853	SFR	469	11/16/2005

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						
1079/0259	3/24/2006	WD	Q	I		148,100
GRANTOR: CORNERSTONE DEVELOPEM						
GRANTEE: GENE A & JOAN T COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N4 W19 S4 E19$ FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20$ E20 S4 FOP= S8 E6 N8 W6$ E6 S8 E10 S7 E12 N46 $.

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	752.00	UT	2.50	2.50	100	2006	2006	3	100	1,880	

LAND DESCRIPTION

TOTAL OB/XF 1,880

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 08/25/2025 BY chuck Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS