LOT 27 COUNTRY SIDE ESTATES.
WD 1053-2054, WD 1173-546, QC 15

JOYE BRADFORD S/PETTY CHRISTINA M
246 SE GREGORY GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-127

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

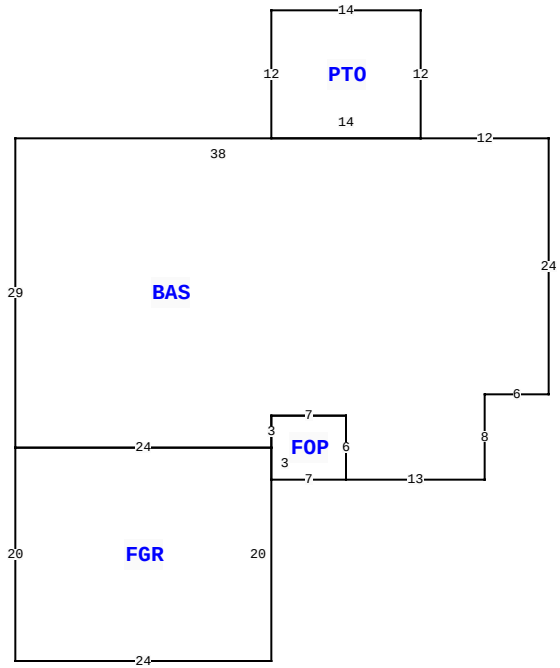
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,438	100		1,438	139,401
FGR	480	55		264	25,592
FOP	42	30		13	1,260
PTO	168	5		8	776
TOTALS	2,128			1,723	167,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,723	109.5640	122.71	211,429	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2010 Heated Area: 1438 HX Base Yr 2010



246 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		167,029
TOTAL MARKET OB/XF VALUE		1,672
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		187,201
SOH/AGL Deduction		63,416
ASSESSED VALUE		123,785
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,063
TOTAL JUST VALUE		187,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						
1173/0546	5/15/2009	WD	Q	I	01	135,000
GRANTOR: JINDY ANN ALI						
GRANTEE: BRADFORD S JOYE & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N12 W14 S12 E14$ W38 S29 FGR= S20 E24 N20 W24$ E24 FOP= S3 E7 N6 W7 S3$ N3 E7 S6 E13 N8 E6 N24$.

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	836.00	UT	2.00	2.00	100	2005	2005	3	100	1,672	

LAND DESCRIPTION

TOTAL OB/XF 1,672

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 02/20/2017 BY BC Total Acres: 0.51 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS