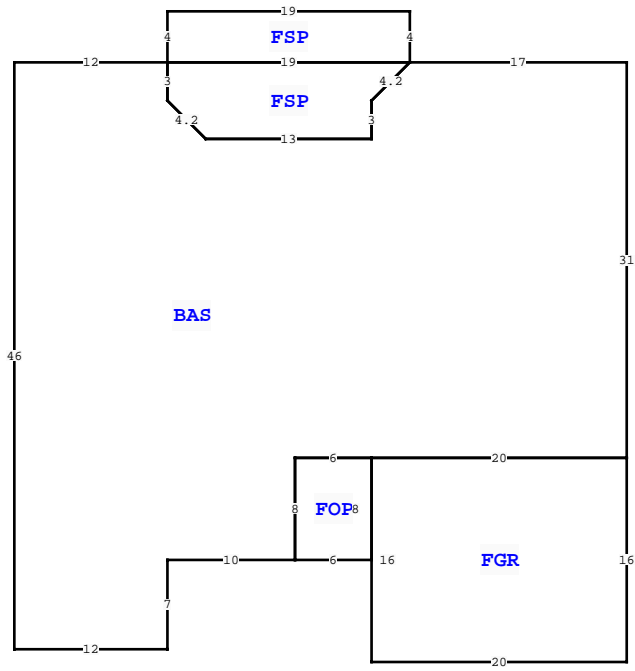


ELEMENT		CD		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	80		
Exterior Wall	05	AVERAGE	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	90		
Interior Floor	14	CARPET	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
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			
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	1,652	100		1,652	161,073
FGR	320	55		176	17,160
FOP	48	30		14	1,365
FSP	76	40		30	2,925
FSP	96	40		38	3,705
TOTALS	2,192			1,910	186,228

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,910	110.1920	123.42	235,732	2005	2005	0	0	21.00	79.00		
1 SINGLE FAM 0% - 0 Heated Area: 1652 HX Base Yr													



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,228
TOTAL MARKET OB/XF VALUE		2,368
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		211,096
SOH/AGL Deduction		0
ASSESSED VALUE		211,096
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		211,096
TOTAL JUST VALUE		211,096
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,571

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						
1336/1871	5/03/2017	WD	Q	I	01	149,000
GRANTOR: ROY F & DEBRA H BRITT						
GRANTEE: STEVEN MITCHELL DOW						

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	0		2.50	100	2005	2005	3	100	2,368	

BLD DATE: 04/14/2026 MLU
XF DATE:
INC DATE:

153 SE GREGORY GLN, LAKE CITY

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W17 FSP= N4 W19 S4 E19\$ FSP= W19 S3 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E6 N8 W6 S8\$ N8 E6 FGR= S16 E20 N16 W20\$ E20 N31\$.													

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	22,500.00	22,500.00	22,500							