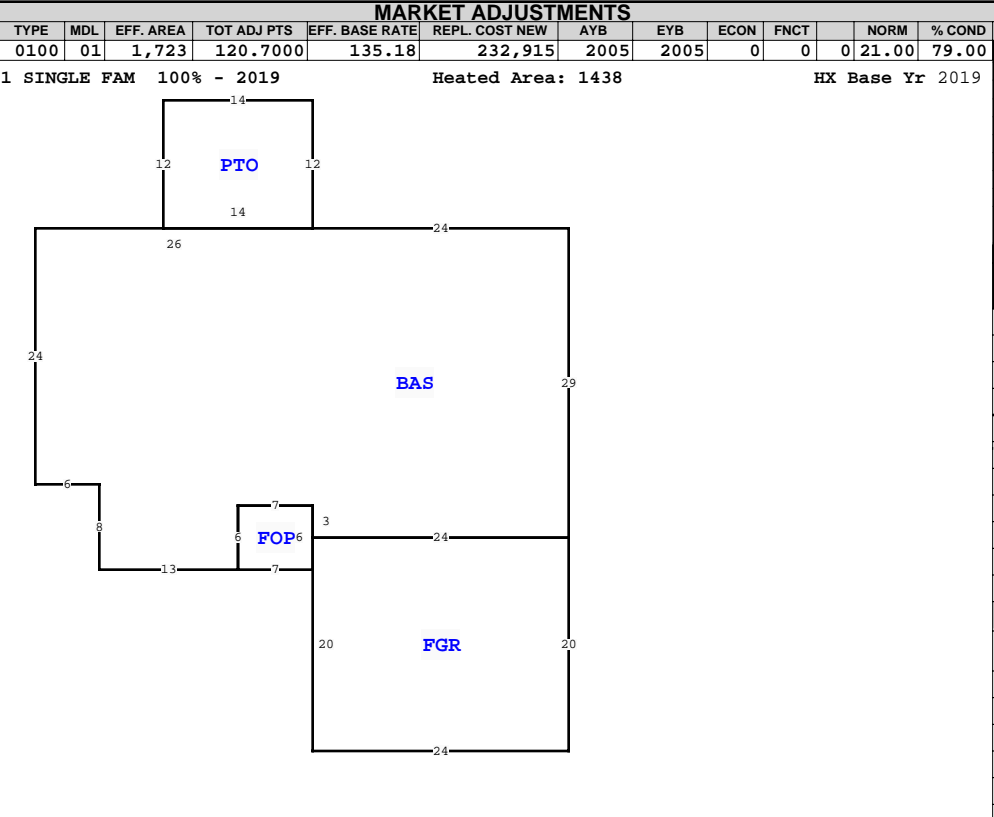


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	05 AVERAGE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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



TOTALS					
MAP NUM	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	153,567
FGR	480	55		264	28,194
FOP	42	30		13	1,388
PTO	168	5		8	854
TOTALS	2,128			1,723	184,003

183 SE GREGORY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	

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	100	0	0			2.00	100	2005	2005	3	100	1,862	

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	DPHT 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	22,500.00	22,500.00	22,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		184,003	
TOTAL MARKET OB/XF VALUE		1,862	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		208,365	
SOH/AGL Deduction		68,604	
ASSESSED VALUE		139,761	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		88,350	
TOTAL JUST VALUE		208,365	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		206,810	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046911	Roof Replacement	13,944	04/06/2023

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
 1370/0251 10/05/2018 WD Q I 01 143,000
 GRANTOR: GEORGE CARTER
 GRANTEE: KATHRYN LYNN THOMAS

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W24 PTO= N12 W14 S12 E14\$ W26 S24 E6 S8 E13 FOP= E7 N6 W7 S6\$ N6 E7 S3 FGR= S20 E24 N20 W24\$ E24 N29\$.