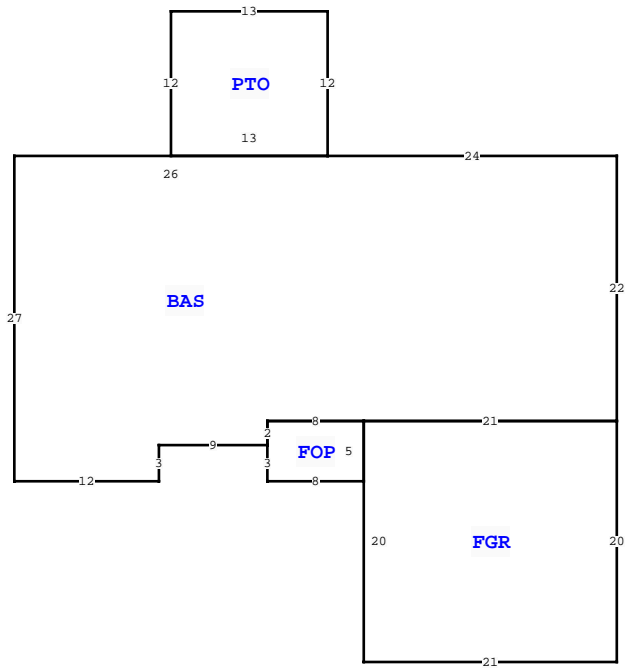


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	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
BAS	1,178	100	
FGR	420	55	
FOP	40	30	
PTO	156	5	
TOTALS	1,794		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020								
Heated Area: 1178						HX Base Yr 2020					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,553
TOTAL MARKET OB/XF VALUE		2,065
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		183,118
SOH/AGL Deduction		52,267
ASSESSED VALUE		130,851
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,440
TOTAL JUST VALUE		183,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052184	Roof Replacement	11,550	01/29/2025
000051559	Roof Replacement	14,000	11/19/2024
23903	SFR	416	11/29/2005

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
1385/0717 5/22/2019 WD Q I 01 139,900
GRANTOR: DAVID MINCEY
GRANTEE: MIGUEL ANGEL FLORES

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0166	CONC, PAVMT	0	100	0	0			2.50	100	2006	2006	3

TOTAL OB/XF											
2,065											
215 SE GREGORY GLN, LAKE CITY											
MLU											

BUILDING NOTES											
BAS= W24 PTO= N12 W13 S12 E13\$ W26 S27 E12 N3 E9 FOP= S3 E8 N5 W8 S2\$ N2 E8 FGR= S20 E21 N20 W21\$ E21 N22\$.											

BUILDING DIMENSIONS											
BAS= W24 PTO= N12 W13 S12 E13\$ W26 S27 E12 N3 E9 FOP= S3 E8 N5 W8 S2\$ N2 E8 FGR= S20 E21 N20 W21\$ E21 N22\$.											

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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							