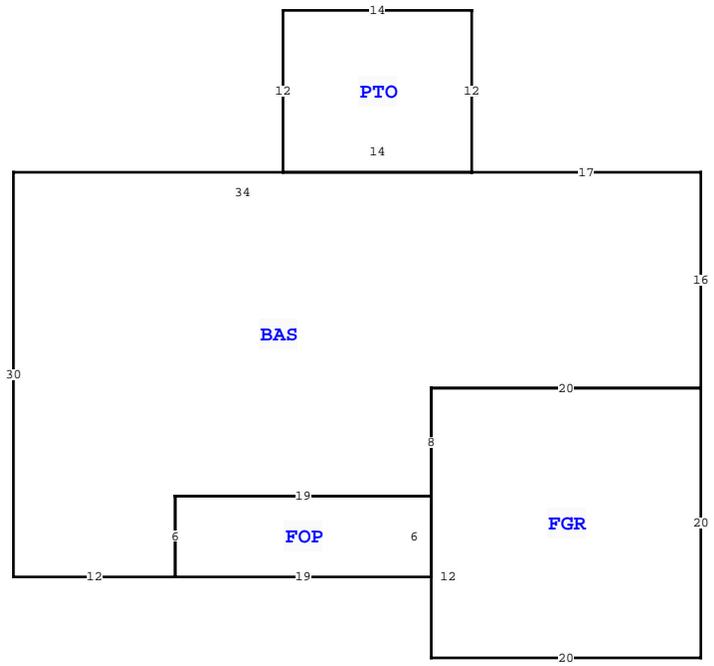


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,398	121.7000	138.74	193,959	2005	2005	0	0	21.00	79.00		
1 SINGLE FAM 100% - 2013 Heated Area: 1136 HX Base Yr 2013													



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	153,228		
TOTAL MARKET OB/XF VALUE	4,560		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	180,288		
SOH/AGL Deduction	66,111		
ASSESSED VALUE	114,177		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	62,766		
TOTAL JUST VALUE	180,288		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	175,593		

MAP NUM	MKT AREA	06			
15417.00	1.00/				
NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,136	100		1,136	124,511
FGR	400	55		220	24,113
FOP	114	30		34	3,726
PTO	168	5		8	877
TOTALS	1,818			1,398	153,228

245 SE GREGORY GLN, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052035	Roof Replacement	14,700	01/09/2025

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						
1228/2522	1/27/2012	WD	Q	I	01	98,000
GRANTOR: MANOLO G & OFELIA DEL						
GRANTEE: JESSICA LYN ALVEY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 PTO= N12 W14 S12 E14\$ W34 S30 E12 FOP= E19 N6 W19 S6\$ N6 E19 FGR= S12 E20 N20 W20 S8\$ N8 E20 N16 \$.	

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	880.00	UT	2.00	2.00	100	2005	2005	3	100	1,760	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

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							