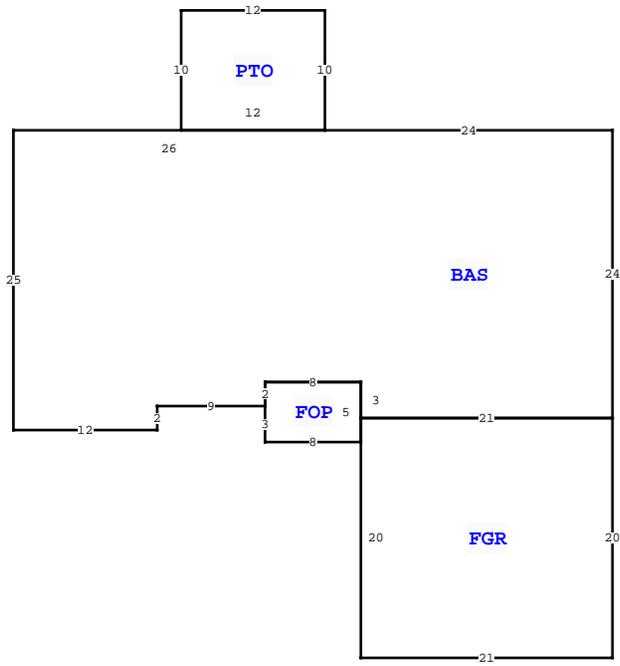


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
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/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0										Heated Area: 1179 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,179	100		1,179	121,894
FGR	420	55		231	23,882
FOP	40	30		12	1,240
PTO	120	5		6	620
<b>TOTALS</b>	<b>1,759</b>			<b>1,428</b>	<b>147,637</b>

309 SE GREGORY GLN, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
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	0	0	0	940.00	UT	2.00	2.00	100	2005	2005	3	100	1,880	

TOTAL OB/XF 1,880

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

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,637
TOTAL MARKET OB/XF VALUE		1,880
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		172,017
SOH/AGL Deduction		0
ASSESSED VALUE		172,017
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		172,017
TOTAL JUST VALUE		172,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,361

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	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1350/1617	12/20/2017	QC U	I	I	11	75,600
GRANTOR: WILLIAM E & DEBRA MAR						
GRANTEE: WILLIAM E & DEBRA M						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 PTO= N10 W12 S10 E12\$ W26 S25 E12 N2 E9 FOP= S3 E8 N5 W8 S2\$ N2 E8 S3 FGR= S20 E21 N20 W21\$ E21 N24\$.