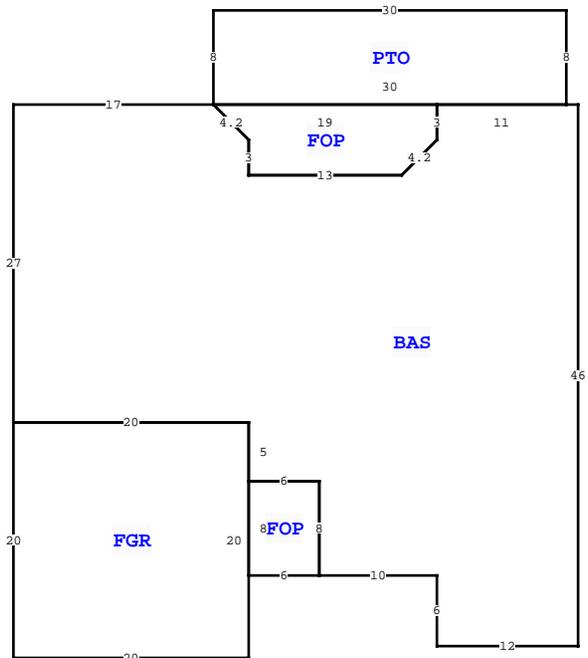


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,863	112.4640	128.21	238,855	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2007 Heated Area: 1588 HX Base Yr 2007													



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	1,588	100		1,588	164,914
FGR	400	55		220	22,847
FOP	48	30		14	1,454
FOP	96	30		29	3,012
PTO	240	5		12	1,247
<b>TOTALS</b>	<b>2,372</b>			<b>1,863</b>	<b>193,473</b>

330 SE GREGORY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			193,473
TOTAL MARKET OB/XF VALUE			2,353
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			218,326
SOH/AGL Deduction			80,192
ASSESSED VALUE			138,134
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			86,723
TOTAL JUST VALUE			218,326
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24140	SFR	494	02/16/2006

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  
1100/2095 10/30/2006 WD Q I 179,000  
GRANTOR: JOHN C CRONAUER  
GRANTEE: ANTIONETTE Y & JAME

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 S27 FGR= S20 E20 N20 W20\$ E20 S5 FOP= S8 E6 N8 W6\$ E6 S8 E10 S6 E12 N46 W1 PTO= N8 W30 S8 E30\$ W11 FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 \$.	

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			781.00	UT	2.50				1,953	
2	0120	CLFENCE 4	0	100	0	0			1.00	UT	0.00				200	
3	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				200	

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							