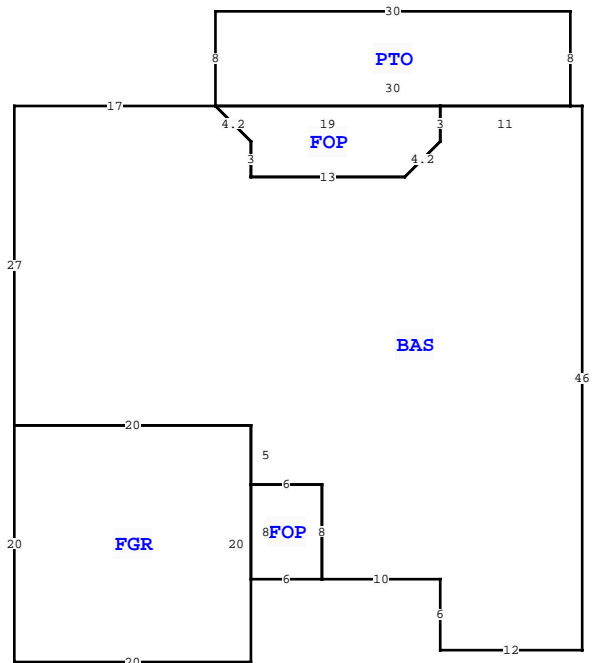


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	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	125.96	234,663	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2007 Heated Area: 1588 HX Base Yr 2007													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	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	162,019		
FGR	400	55		220	22,446		
FOP	48	30		14	1,428		
FOP	96	30		29	2,959		
PTO	240	5		12	1,225		
<b>TOTALS</b>	<b>2,372</b>			<b>1,863</b>	<b>190,077</b>		

330 SE GREGORY GLN, LAKE CITY

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

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	2.50	100	2006	2006	3	100	1,953	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	190,077		
TOTAL MARKET OB/XF VALUE	2,353		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	214,930		
SOH/AGL Deduction	76,796		
ASSESSED VALUE	138,134		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	86,723		
TOTAL JUST VALUE	214,930		
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 \$.	

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							