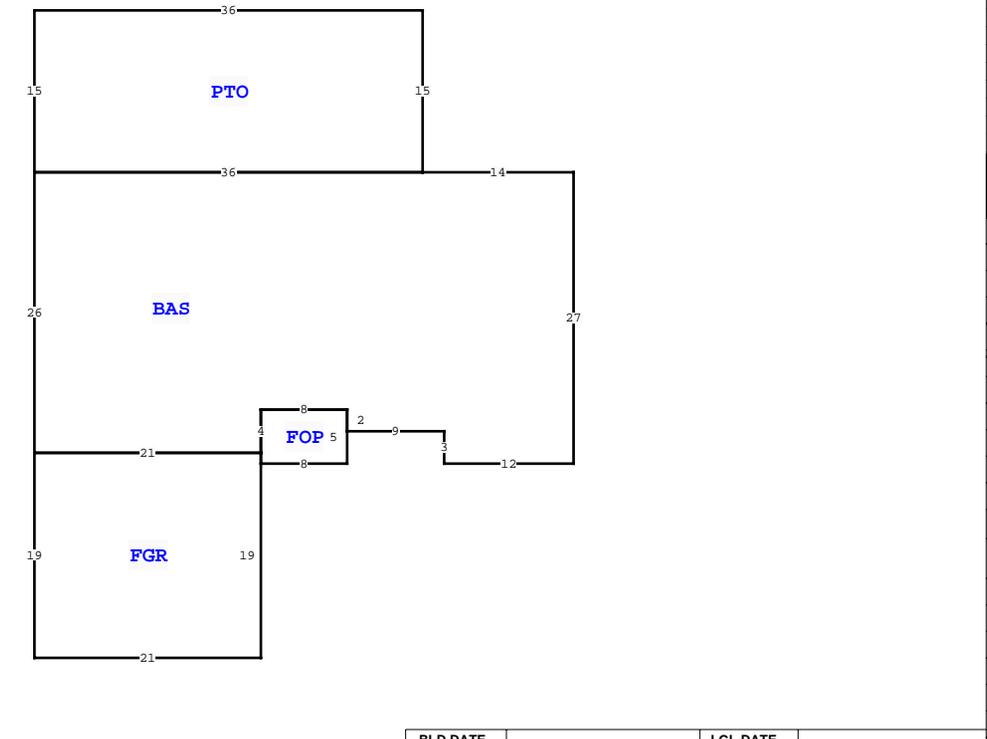


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,520	119.2380	135.93	206,614	2005	2015	0	0	10.00	90.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,262	100		1,262	154,390
FGR	399	55		219	26,792
FOP	40	30		12	1,468
PTO	540	5		27	3,303
<b>TOTALS</b>	<b>2,241</b>			<b>1,520</b>	<b>185,953</b>

308 SE GREGORY GLN, LAKE CITY

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	1,053.00	UT	2.50	2.50	100	2005	2005	3	100	2,633	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

TOTAL OB/XF										3,433						
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

LAND DESCRIPTION																							
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COLUMBIA COUNTY PROPERTY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	185,953		
TOTAL MARKET OB/XF VALUE	3,433		
TOTAL LAND VALUE - MARKET	22,500		
TOTAL MARKET VALUE	211,886		
SOH/AGL Deduction	0		
ASSESSED VALUE	211,886		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	211,886		
TOTAL JUST VALUE	211,886		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	206,659		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052292	Roof Replacement	11,290	02/11/2025

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: CORNERSTONE DEVELOPME  
GRANTEE: FCS TRUST DATED JAN  
1534/412 2/25/2025 WD Q I 01 270,000  
GRANTOR: RYAN CASEY  
GRANTEE: HARDAWAY DAVID

BUILDING NOTES	
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**BUILDING DIMENSIONS**  
BAS= W14 PTO= N15 W36 S15 E36\$ W36 S26 FGR= S19 E21 N19 W21\$ E21 FOP= S1 E8 N5 W8 S4\$ N4 E8 S2 E9 S3 E12 N27\$.