

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	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
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
BAS	1,262	100	
FGR	399	55	
FOP	40	30	
PTO	540	5	
TOTALS	2,241		

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%	- 2026		202,996	2005	2015	0	0	10.00	90.00
Heated Area: 1262						HX Base Yr					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,696
TOTAL MARKET OB/XF VALUE		3,433
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		208,629
SOH/AGL Deduction		0
ASSESSED VALUE		208,629
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		208,629
TOTAL JUST VALUE		208,629
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

EXTRA FEATURES		308 SE GREGORY GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0
2	0169	FENCE/WOOD	0

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

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	

BUILDING NOTES	

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\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,433																						
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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							