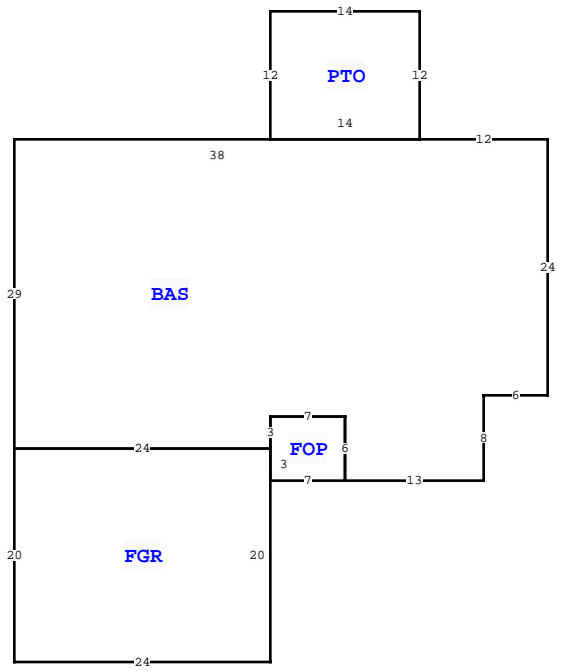


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,723	109.5640	122.71	211,429	2005	2005	0	0	0	21.00	79.00
1 SINGLE FAM			100% - 2010	Heated Area: 1438				HX Base Yr 2010				



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	1,438	100		1,438	139,401
FGR	480	55		264	25,592
FOP	42	30		13	1,260
PTO	168	5		8	776
TOTALS	2,128			1,723	167,029

246 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			2.00	100	2005	2005	3	100	1,672	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	167,029			
TOTAL MARKET OB/XF VALUE	1,672			
TOTAL LAND VALUE - MARKET	22,500			
TOTAL MARKET VALUE	191,201			
SOH/AGL Deduction	67,776			
ASSESSED VALUE	123,425			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	72,014			
TOTAL JUST VALUE	191,201			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	189,421			

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	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1173/0546	5/15/2009	WD	Q	I	01	135,000
GRANTOR: JINDY ANN ALI						
GRANTEE: BRADFORD S JOYE & C						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 PTO= N12 W14 S12 E14\$ W38 S29 FGR= S20 E24 N20 W24\$ E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N8 E6 N24\$.

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								