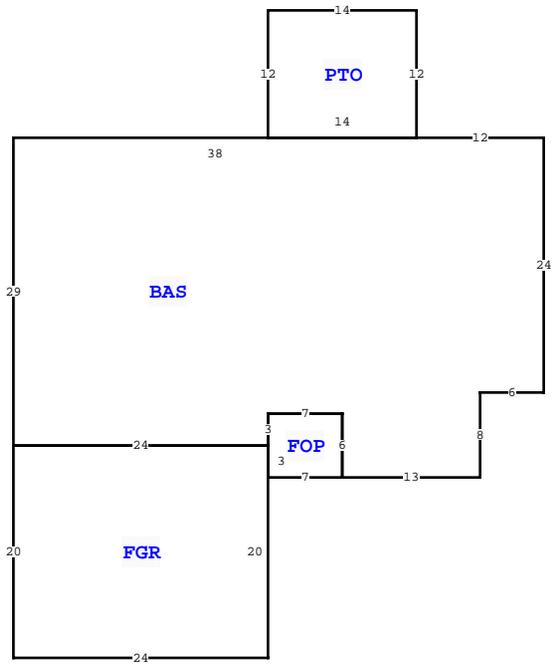


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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	124.90	215,203	2005	2005	0	0	21.00	79.00

1 SINGLE FAM 100% - 2010 Heated Area: 1438 HX Base Yr 2010



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	141,889
FGR	480	55		264	26,049
FOP	42	30		13	1,283
PTO	168	5		8	789
TOTALS	2,128			1,723	170,010

246 SE GREGORY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	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	100	0	836.00	UT	2.00	2.00	100	2005	2005	3	100	1,672	

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							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,010
TOTAL MARKET OB/XF VALUE		1,672
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		194,182
SOH/AGL Deduction		70,757
ASSESSED VALUE		123,425
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,014
TOTAL JUST VALUE		194,182
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\$.