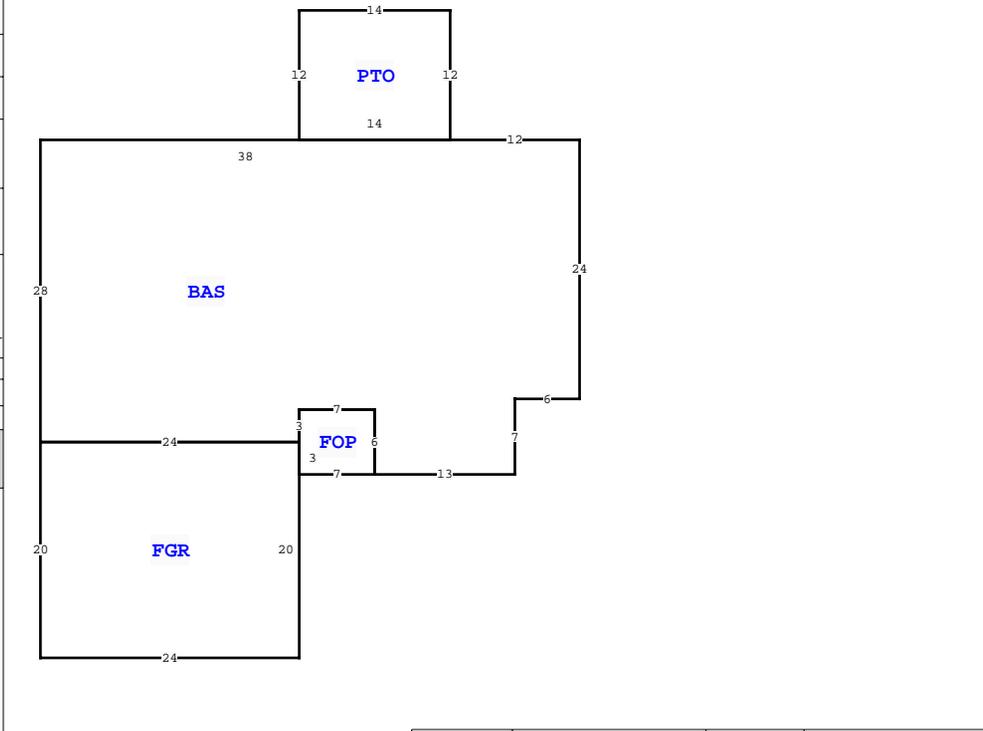


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	80
Exterior Wall	05	AVERAGE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	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	1,679	113.2560	129.11	216,776	2005	2005	0	0	21.00	79.00		

1 SINGLE FAM 0% - 0 Heated Area: 1394 HX Base Yr



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	1,394	100		1,394	142,183
FGR	480	55		264	26,927
FOP	42	30		13	1,326
PTO	168	5		8	816
TOTALS	2,084			1,679	171,253

216 SE GREGORY GLN, LAKE CITY

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

EXTRA FEATURES														TOTAL OB/XF		2,110	
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	0	844.00	UT	2.50	2.50	100	2005	2005	3	100	2,110	

LAND DESCRIPTION														TOTAL OB/XF										2,110	
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								

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			171,253	
TOTAL MARKET OB/XF VALUE			2,110	
TOTAL LAND VALUE - MARKET			22,500	
TOTAL MARKET VALUE			195,863	
SOH/AGL Deduction			0	
ASSESSED VALUE			195,863	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			195,863	
TOTAL JUST VALUE			195,863	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			191,101	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23641	SFR	444	09/22/2005

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  
1055/2731 8/22/2005 WD Q I 131,600  
GRANTOR: CORNERSTONE DEVELOPME  
GRANTEE: ERIC J & ELIZABETH

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 PTO= N12 W14 S12 E14\$ W38 S28 FGR= S20 E24 N20 W24\$ E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N7 E6 N24\$.