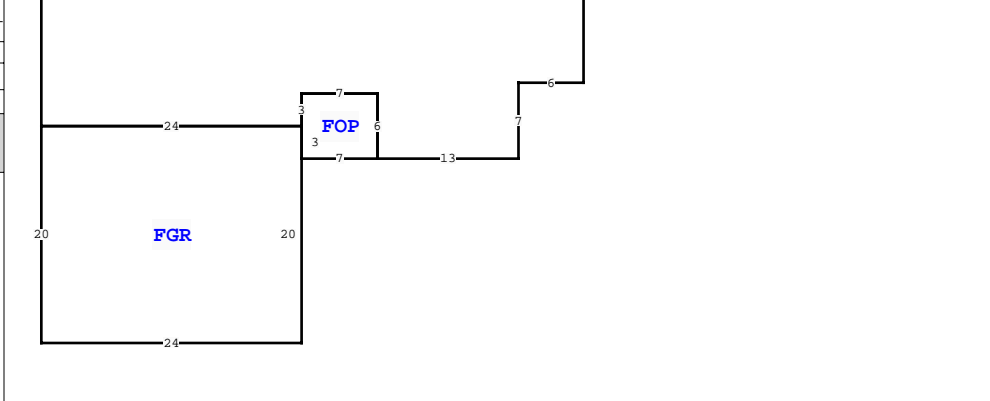


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		126.85	212,981	2005	2005	0	0	21.00	79.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100		1,394	139,695
FGR	480	55		264	26,456
FOP	42	30		13	1,303
PTO	168	5		8	802
TOTALS	2,084			1,679	168,255

216 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	0	0	844.00	UT	2.50	2.50	100	2005	2005	3	100	2,110	

EXTRA FEATURES															
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							

LAND DESCRIPTION																							
REVIEW DATE 02/20/2017 BY BC Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500																							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		168,255	
TOTAL MARKET OB/XF VALUE		2,110	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		192,865	
SOH/AGL Deduction		0	
ASSESSED VALUE		192,865	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		192,865	
TOTAL JUST VALUE		192,865	
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\$.	