LOT 28 COUNTRY SIDE ESTATES.

WD 1055-2731, QC 1544-926

DUNN ERIC J/DUNN ELIZABETH V
8910 CLEARBROOK DR
MILTON, FL 32583-7553

2027

15-4S-17-08359-128

BUILDING CHARACTERISTICS

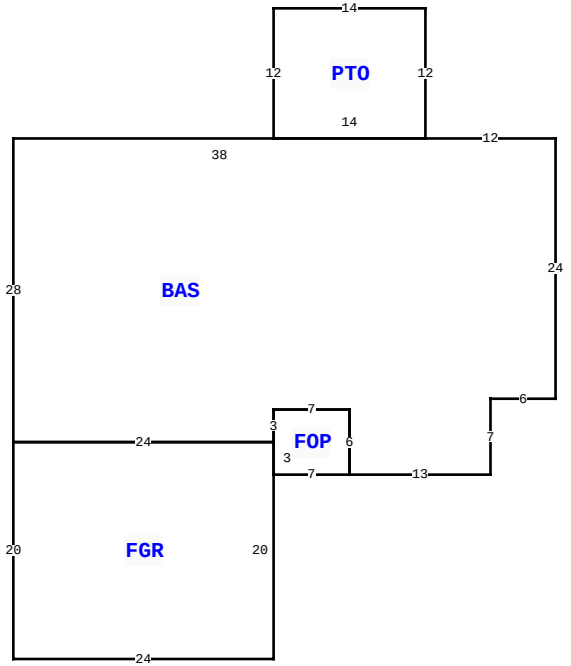
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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	137,195
FGR	480	55		264	25,982
FOP	42	30		13	1,280
PTO	168	5		8	788
TOTALS	2,084			1,679	165,244

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	124.58	209,170	2005	2005	0	0	0	21.00	79.00

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



216 SE GREGORY GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,244
TOTAL MARKET OB/XF VALUE	2,110
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	189,854
SOH/AGL Deduction	0
ASSESSED VALUE	189,854
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,854
TOTAL JUST VALUE	189,854
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	192,865

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$.

EXTRA FEATURES

LN	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

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 02/20/2017 BY BC Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS