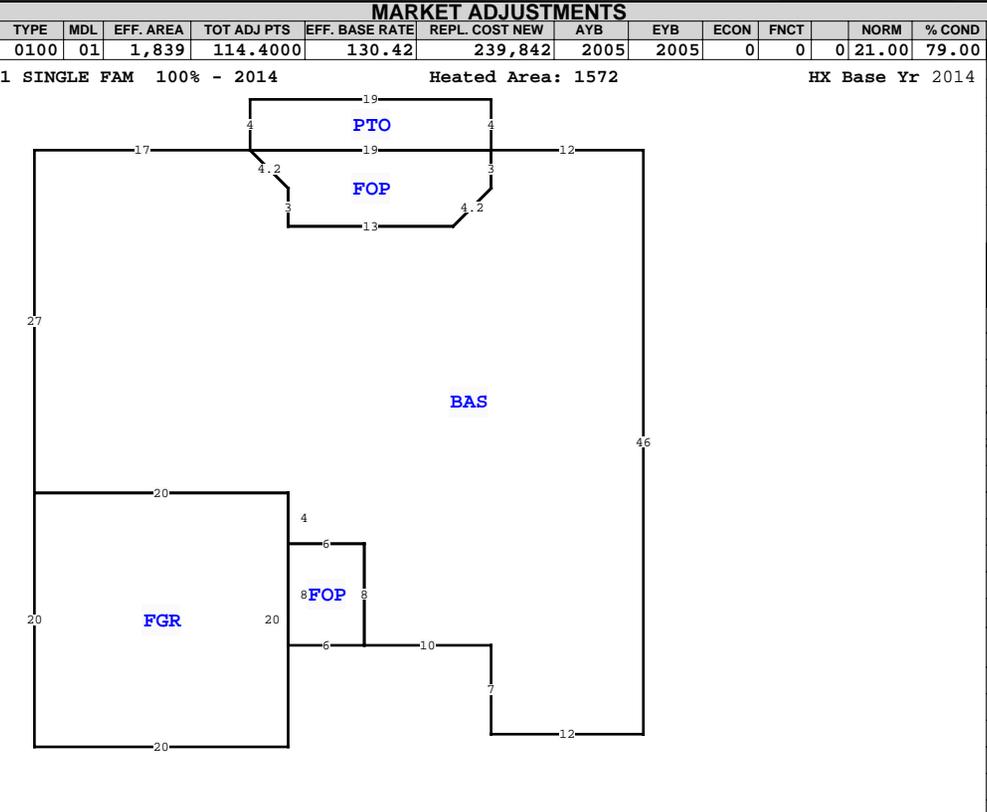


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	161,966
FGR	400	55		220	22,667
FOP	48	30		14	1,443
FOP	96	30		29	2,988
PTO	76	5		4	412
<b>TOTALS</b>	<b>2,192</b>			<b>1,839</b>	<b>189,475</b>

184 SE GREGORY GLN, LAKE CITY

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

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	830.00	UT	2.00	2.00	100	2005	2005	3	100	1,660	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF 2,860

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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 SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		189,475
TOTAL MARKET OB/XF VALUE		2,860
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		214,835
SOH/AGL Deduction		81,871
ASSESSED VALUE		132,964
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,553
TOTAL JUST VALUE		214,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051119	Roof Replacement	13,695	10/16/2024

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  
1258/1232 5/10/2013 WD U I 12 106,300  
GRANTOR: JPMORGAM CHASE BANK N  
GRANTEE: JUDY GAIL MIZELL

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W12 PTO= N4 W19 S4 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3  
N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20\$  
E20 S4 FOP= S8 E6 N8 W6\$ E6 S8 E10 S7 E12 N46 \$.