

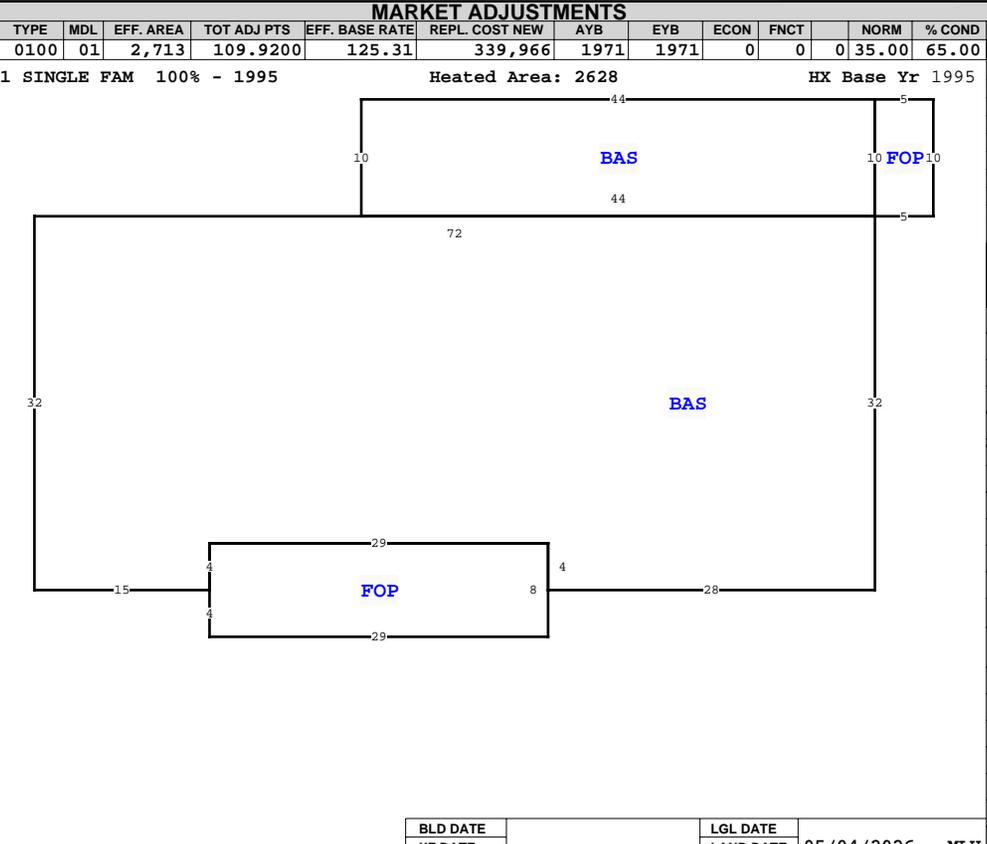
COMM NE COR OF SE1/4, RUN S 285.
 CONT S 283.59 FT, W 628.62 FT, S
 DEG W 717.45 FT, N 309.92 FT, E

STUART GREGORY/STUART PATRICIA B
 510 NW KAYLEE GLN
 LAKE CITY, FL 32055

2026

24-3S-15-00191-004

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
19	COMMON BRK 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
14	CARPET 90		
06	VINYL ASB 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	2	100
	Frame		N/A 100
1.1	1.100		
05	CONV 100		
	Units		0 100
03	03 100		
01	01 100		
05	05		
5000	IMPROVED AG		
	MAP NUM		MKT AREA 01
	NEIGHBORHOOD/LOC	24315.00	1.00/
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	440 35,838
BAS	2,188	100	2,188 178,216
FOP	50	30	15 1,222
FOP	232	30	70 5,702
TOTALS	2,910		2,713 220,978



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	220,978		
TOTAL MARKET OB/XF VALUE	41,467		
TOTAL LAND VALUE - MARKET	88,635		
TOTAL MARKET VALUE	274,277		
SOH/AGL Deduction	92,025		
ASSESSED VALUE	182,252		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	130,841		
TOTAL JUST VALUE	351,080		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	343,220		
SALE:1:1: MOTHER TO SON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054999	Right-of-Way Acce		02/11/2026
000051651	Roof Replacement	20,700	11/26/2024
40244	ELECTRICAL	0	07/29/2020
14396	PUMP/UTPOL	30	08/07/1998
14232	POOL	100	07/02/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/139	3/04/2025	LE U		I	14	100
GRANTOR: STUART GREGORY						
GRANTEE: STUART GREGORY (ENH)						
0791/2027	6/10/1994	WD Q		I	02	106,000
GRANTOR: URSULA A STUART						
GRANTEE: GREGORY & PATRICIA						

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	16	256.00	UT	1.40	1.40	100	0	0	3	100	358	
3	0166	CONC,PAVMT	0	100	8	128.00	UT	1.40	1.40	100	0	0	3	100	179	
4	0280	POOL R/CON	0	100	16	512.00	UT	70.00	70.00	100	1998	1998	3	40	14,336	
5	0294	SHED WOOD/	0	100	16	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
6	0031	BARN,MT AE	0	100	40	2,000.00	UT	9.00	9.00	100	2013	2013	3	100	18,000	
7	0083	DOCK-LAKE	0	100	0	850.00	UT	11.50	11.50	100	2016	2016	3	47	4,594	
TOTALS															41,467	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.33	AC		1.00	1.00	1.00	280.00	280.00	2,332							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.33	AC		1.00	1.00	1.00	9,500.00	9,500.00	79,135							