LOT 12 BLOCK A BELLAIRE S/D.

677-200, 749-1082, 779-1538, 795

GREG PLACE LLC
1111 SW RIDGE ST
LAKE CITY, FL 32024

2026

34-3S-17-06985-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

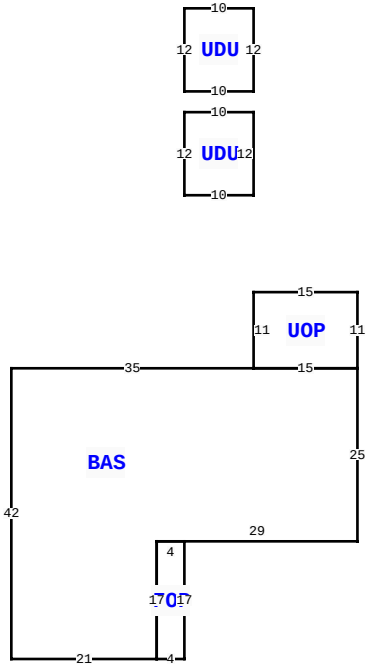
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100		1,607	133,619
FOP	68	30		20	1,663
UDU	120	55		66	5,488
UDU	120	55		66	5,488
UOP	165	20		33	2,744
TOTALS	2,080			1,792	149,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,792	112.2100	127.92	229,233	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1607 HX Base Yr



305 SE GREG PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	149,001
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	168,901
SOH/AGL Deduction	0
ASSESSED VALUE	168,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,901
TOTAL JUST VALUE	168,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/1482	3/27/2025	WD	U	I	11	100
GRANTOR: GREENE CHARME A						
GRANTEE: GREG PLACE LLC						
1239/2213	8/09/2012	LE	U	I	11	100
GRANTOR: DONNA M AUGUSTSON (LI						
GRANTEE: CHARM A GREENE & FR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S42 E21 FOP= E4 N17W4 S17$ N17 E29 N25 UOP= N11 W15 S11 E15$ W15$ PTR=N25 UDU= N12 W10 S12 E10$ S25$ PTR=N40 UDU= N12 W10 S12 E10$S40$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	0	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2017 BY DF Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS