

LOT 1A BLOCK 1 OAK RIDGE S/D UNR
SW1/4 OF SW1/4, N 527.41 FT FOR
N 131.5 FT, E 87.5 FT, S 131.47

HOFFMAN REBEKAH M
742 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

30-3S-17-05867-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	30317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	107,864
FCP	725	25		181	15,018
FGR	638	55		351	29,123
FOP	92	30		28	2,323
USP	252	35		88	7,301
TOTALS	3,007			1,948	161,630

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00
2	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	11,511.22

REVIEW DATE 06/22/2018 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,948	113.9750	127.65	248,662	1978	1978	0	0	0	35.00
1 SINGLE FAM 100% - 2020 Heated Area: 1300 HX Base Yr 2020											
742 NW GWEN LAKE AVE, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

TOTAL OB/XF											
3,050											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	11,511.22	SF	

Total Acres: 0.26 Total Land Value: 10,936 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY						PAGE 1 of 1		1
VALUATION SUMMARY								
VALUATION BY								STANDARD
Tax Group: 1				Tax Dist:				
BUILDING MARKET VALUE								161,630
TOTAL MARKET OB/XF VALUE								3,050
TOTAL LAND VALUE - MARKET								10,936
TOTAL MARKET VALUE								175,616
SOH/AGL Deduction								53,430
ASSESSED VALUE								122,186
TOTAL EXEMPTION VALUE				HX HB				50,722
BASE TAXABLE VALUE								71,464
TOTAL JUST VALUE								175,616
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								175,616
SALE:2:1: LOT 1-A, BLK 1, OAK RIDGE (DOT)								
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
1378/1193		2/13/2019		WD	Q	I	01	100,000
GRANTOR: EDWIN R KURTZ IV								
GRANTEE: REBEKAH M HOFFMAN								
1269/0708		1/20/2014		WD	U	I	12	41,000
GRANTOR: FEDERAL HOME LOAN MOR								
GRANTEE: EDWIN R KURTZ IV								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS= W38 S29 E25 FOP= E23 N4W23 S4\$ N4 E23 FGR= S4 E22 FCP= E25 N29 W25 S29 \$ N29 W11 USP= N12 W21 S12 E21\$ W11 S25\$ N25 W10\$.								

TOTAL OB/XF											
3,050											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		00	0.00	0.00	11,511.22	SF	

Common: 10,936 PRINTED 11/18/2025 BY SYS