LOT 2 BLOCK 2 OAK RIDGE S/D UNR:
COMM SE COR OF SW1/4 OF SW1/4 N
W R/W OF GWEN LAKE BLVD, W 87.50

ADAMS GWENDOLYN E
1206 NW DAKOTA GLN
LAKE CITY, FL 32055

2026

30-3S-17-05867-012

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

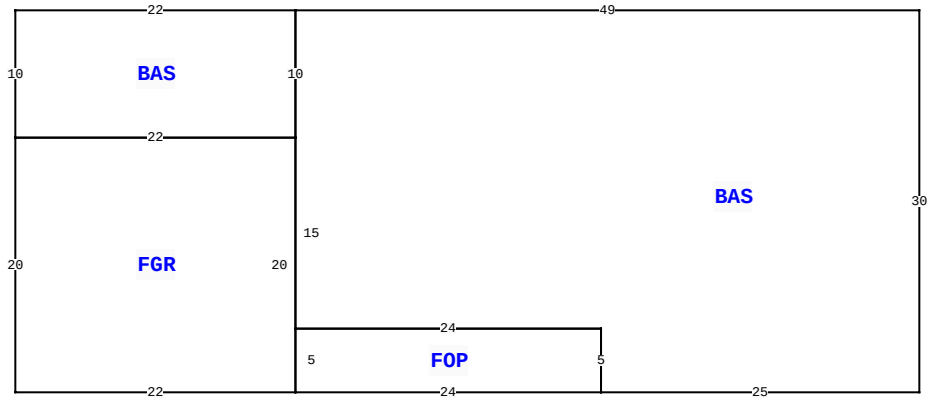
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	220	100		220	18,034
BAS	1,350	100		1,350	110,662
FGR	440	55		242	19,837
FOP	120	30		36	2,951
TOTALS	2,130			1,848	151,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	112.6020	126.11	233,051	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1570 HX Base Yr



1206 NW DAKOTA GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		151,483
TOTAL MARKET OB/XF VALUE		17,116
TOTAL LAND VALUE - MARKET		10,930
TOTAL MARKET VALUE		179,529
SOH/AGL Deduction		72,944
ASSESSED VALUE		106,585
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,863
TOTAL JUST VALUE		179,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/156	2/04/2022	LE	U	I	14	100
GRANTOR: ADAMS GWENDOLYN ELAIN						
GRANTEE: ADAMS MICAHEL DEWAY						
0677/0508	2/24/1989	WD	Q	I		51,300
GRANTOR: SKIDMORE JAMES						
GRANTEE: ADAMS DEWEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 BAS= W22 S10 E22 N10$ S10 FGR= W22 S20 E22 N20$ S15 FOP= S5 E24 N5 W24$ E24S5 E25 N30$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	980	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 17,116

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	100		00	0.00	0.00	11,505.02	SF		1.00	1.00	1.00	0.95	0.95	10,930							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.26 Total Land Value: 10,930 Market: 0 Agricultural: 0 Common: 10,930 PRINTED 11/19/2025 BY SYS