LOT 12 BLK 2 OAK RIDGE UNIT 1.
ORB 361-820, 805-279, 824-331,

THORNTON BARBARA E
652 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

30-3S-17-05870-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

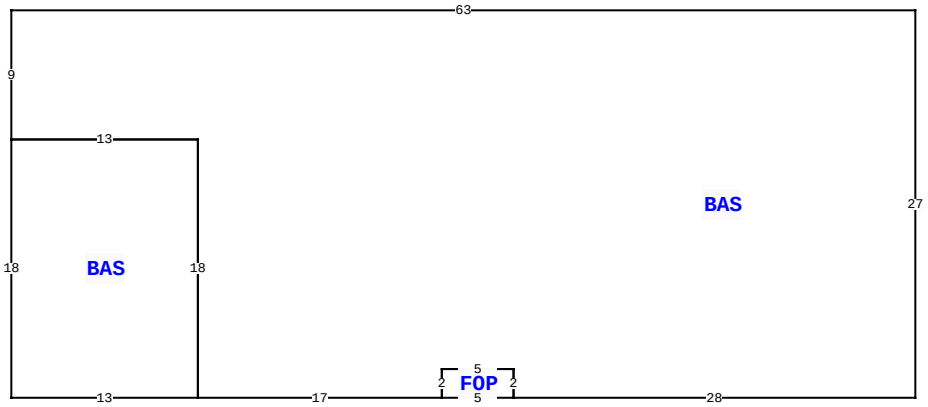
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	234	100		234	21,710
BAS	1,457	100		1,457	135,178
FOP	10	30		3	279
TOTALS	1,701			1,694	157,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,694	118.3350	132.54	224,523	1976	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2006 Heated Area: 1691 HX Base Yr 2006



652 NW GWEN LAKE AVE, 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		157,166
TOTAL MARKET OB/XF VALUE		3,164
TOTAL LAND VALUE - MARKET		10,930
TOTAL MARKET VALUE		171,260
SOH/AGL Deduction		49,728
ASSESSED VALUE		121,532
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		65,810
TOTAL JUST VALUE		171,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,505

SALE:3:1: $.70 STAMPS

SALE:1:1: LOT 12 BLK 2 OAK RIDGE S/D UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046346	Roof Replacement	6,000	01/24/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1034/1865	12/30/2004	WD	Q	I		105,000
GRANTOR: STILES						
GRANTEE: THORNTON						
1006/1044	2/03/2004	WD	Q	I	03	32,100
GRANTOR: DONNA W MCINTYRE						
GRANTEE: HERMAN R & ETHEL MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S9 BAS= S18 E13 N18W13$ E13 S18 E17 FOP= E5 N2 W5 S2$ N2 E5 S2 E28 N27$.

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	600	
2	0166	CONC,PAVMT	0	100	0	0	1,260.00	UT	2.00	2.00	70	2011	2011	3	70	1,764	
3	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,164

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			0.00	0.00	11,505.03	SF		1.00	1.00	1.00	0.95	0.95	10,930							

REVIEW DATE 02/01/2023 BY JS Total Acres: 0.26 Total Land Value: 10,930 Market: 0 Agricultural: 0 Common: 10,930 PRINTED 09/30/2025 BY SYS