LOT 10 BLOCK 2 UNIT 1 GWEN LAKE
357-80, 851-411, DC 1472-649, PB

ADAMSON MARK/ADAMSON JEFFREY
463 NW PALM DR
LAKE CITY, FL 32055

2026

31-3S-17-05978-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

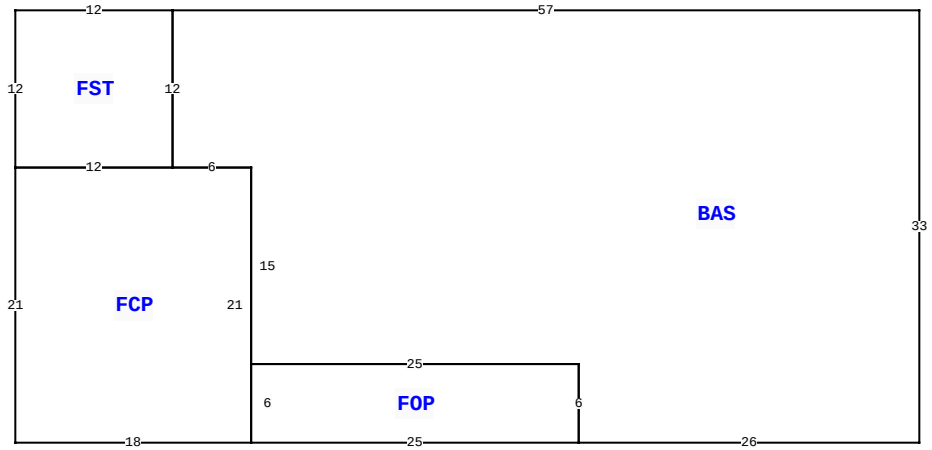
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,605	100		1,605	132,712
FCP	378	25		94	7,773
FOP	150	30		45	3,721
FST	144	55		79	6,533
TOTALS	2,277			1,823	150,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,823	113.5820	127.21	231,904	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2023 Heated Area: 1605 HX Base Yr 2023



463 NW PALM DR, 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		150,738
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		14,137
TOTAL MARKET VALUE		166,625
SOH/AGL Deduction		4,115
ASSESSED VALUE		162,510
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		111,788
TOTAL JUST VALUE		166,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1474/2209	9/02/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ADAMS						
GRANTEE: ADAMSON MARK						
0851/0411	12/31/1997	WD	Q	I		70,200
GRANTOR: JONES						
GRANTEE: ADAMSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 FST= W12 S12 E12 N12$ S12 FCP= W12 S21 E18 N21W6$ E6 S15 FOP= S6 E25 N6 W25$ E25 S6 E26 N33$.

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	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0258	PATIO	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	50		*RSF-2	0.00	0.00	12,401.04	SF		1.00	1.00	1.20	0.95	1.14	14,137							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.28 Total Land Value: 14,137 Market: 0 Agricultural: 0 Common: 14,137 PRINTED 11/18/2025 BY SYS