

LOTS 9 & 10 & W 25 FT OF LOT 8 B
GWEN LAKE ESTATES S/D.

JOHNSON ASHLEY MARIE
825 NW TURNER AVE, APT 102
LAKE CITY, FL 32055

2026

31-3S-17-05994-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	19	COMMON BRK 60	0100	01	1,721	109.1132	122.21	210,323	1962	1962	0	0	0	35.00	65.00	VALUATION BY STANDARD													
Exterior Wall	31	VINYL SID 40	1 SINGLE FAM 0% - 2025													Heated Area: 1442 HX Base Yr													
Roof Structur	03	GABLE/HIP 100															VALUATION SUMMARY												
Roof Cover	03	COMP SHNGL 100															Tax Group: 1 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 136,710												
Interior Floo	13	LAM/VNPLK 70															TOTAL MARKET OB/XF VALUE 3,155												
Interior Floo	15	HARDTILE 30															TOTAL LAND VALUE - MARKET 28,790												
Air Condition	03	CENTRAL 100	TOTAL MARKET VALUE 168,655																										
Heating Type	04	AIR DUCTED 100	SOH/AGL Deduction 0																										
Bedrooms	3	100	ASSESSED VALUE 168,655																										
Bathrooms	2	100	TOTAL EXEMPTION VALUE 0																										
Frame	01	NONE 100	BASE TAXABLE VALUE 168,655																										
Stories	1.	1. 100	TOTAL JUST VALUE 168,655																										
Architectual	05	CONV 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
Condition Adj	03	03 100	PREVIOUS YEAR MKT VALUE 168,655																										
Kitchen Adjus	01	01 100	PRMT:1:1: CARPORT ADDITION																										
Quality	04	04																											
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	1,442	100		1,442	114,548																								
FCP	540	25		135	10,724																								
FSP	240	40		96	7,626																								
UOP	240	20		48	3,813																								
TOTALS	2,462			1,721	136,710																								
EXTRA FEATURES						343 NW WILLOW TER, LAKE CITY																							
L N	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	200													
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200													
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150													
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400													
5	0166	CONC, PAVMT	0	0	0	0	270.00	UT	1.50	1.50	100	1993	1993	3	100	405													
6	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	800													
TOTAL OB/XF 3,155																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	0100	C	SFR	0		*RSF	2	0.00	0.00	30,305.72	SF	1.00	1.00	1.00	0.95	0.95	28,790												
REVIEW DATE 09/10/2024 BY TP Total Acres: 0.70 Total Land Value: 28,790 Market: 0 Agricultural: 0 Common: 28,790 PRINTED 11/21/2025 BY SYS																													