LOT 12 BLOCK 3 GWEN LAKE ESTATES
374-487, 736-921, 789-82, 883-24

EVANS SAMUEL JR
846 NW PALM DR
LAKE CITY, FL 32055-3241

2026

31-3S-17-05995-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

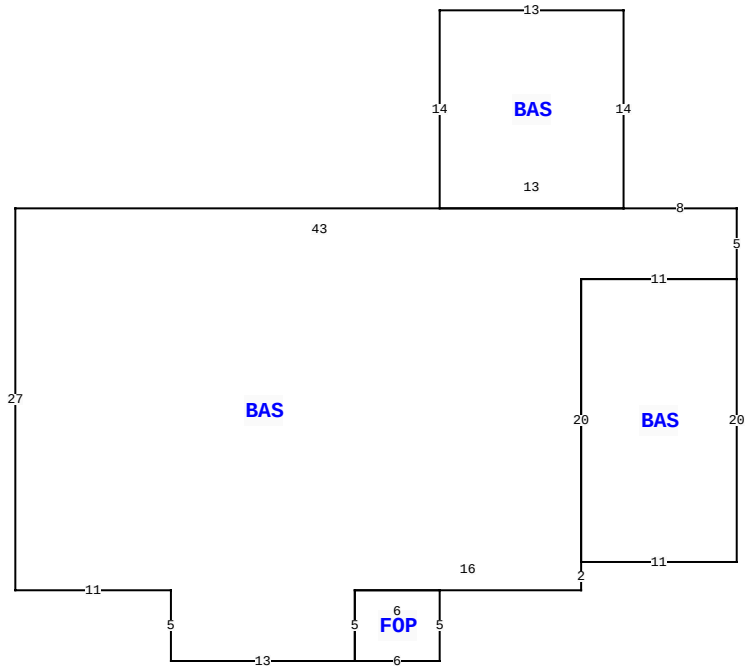
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	182	100		182	17,491
BAS	220	100		220	21,143
BAS	1,200	100		1,200	115,325
FOP	30	30		9	865
TOTALS	1,632			1,611	154,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,611	113.6520	127.29	205,064	1999	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2018 Heated Area: 1602 HX Base Yr 2018



846 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		154,823
TOTAL MARKET OB/XF VALUE		11,055
TOTAL LAND VALUE - MARKET		11,924
TOTAL MARKET VALUE		177,802
SOH/AGL Deduction		49,501
ASSESSED VALUE		128,301
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,579
TOTAL JUST VALUE		177,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1590	SFR	249	07/19/1999
00206			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0737	7/07/2017	WD	Q	I	01	139,900
GRANTOR: WALTER A & REBACCA L						
GRANTEE: SAMUEL JR & GINA M						
0883/2499	7/06/1999	WD	Q	V		9,000
GRANTOR: R NULL						
GRANTEE: DAVIS'						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N14 W13 S14 E13$ W43 S27 E11 S5 E13 FOP= E6 N5 W6 S5$ N5 E16 N2 BAS= E11 N20 W11 S20$ N20 E11 N5$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	510.00	UT	1.50	1.50	100	1999	1999	3	100	765	
3	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1999	1999	3	100	1,800	
4	0020	BARN,FR	0	100	20	21	420.00	UT	11.00	11.00	100	1999	1999	3	100	4,620	
5	0166	CONC,PAVMT	0	100	18	60	1,080.00	UT	2.00	2.00	75	1999	1999	3	75	1,620	
6	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	150	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
9	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 11,055

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		A-1	0.00	0.00	12,551.44	SF		1.00	1.00	1.00	0.95	0.95	11,924							

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.29 Total Land Value: 11,924 Market: 0 Agricultural: 0 Common: 11,924 PRINTED 10/03/2025 BY SYS