

A PORTION OF LOT 11 GWEN LAKE
ESTATES UNIT 2 DESC AS: BEG NE
COR OF SAID BLOCK 4, RUN S

HAIR TRACIE L
P O BOX 342
LAKE CITY, FL 32056-0342

2026

31-3S-17-06006-001



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	VINYL SID 100		
Roof Structur		08	IRREGULAR 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		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	1,550	100		1,550	135,004
FOP	94	30		28	2,439
FSP	127	40		51	4,442
PTO	42	5		2	174
TOTALS		1,813		1,631	142,059

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,631	113.1180	126.69	206,631	2000	2000	0	0	31.25	68.75
1 SINGLE FAM		100% - 2001		Heated Area: 1550				HX Base Yr 2001			
The site map shows a large rectangular lot with several internal divisions. The main area is labeled 'BAS'. A smaller rectangular area at the top right is labeled 'PTO'. Below 'PTO' is a rectangular area labeled 'FSP'. At the bottom right is a rectangular area labeled 'FOP'. Dimensions are provided for various segments: 19, 6, 7, 6, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 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11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 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11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 7, 6, 13, 19, 6, 7, 13, 7, 13, 39, 31, 11, 4, 16, 18, 7, 2.9, 5, 2.9, 2, 6, 13, 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EXTRA FEATURES														
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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100
3	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100
TOTAL OB/XF 2,200														

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
1	0133	C	SFR LAKE	100			0.00	0.00	21,657.49	SF		1.00	1.00	1.00
UNIT PRICE 1.00 ADJ UNIT PRICE 1.00 LAND VALUE 21,657														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		142,059			
TOTAL MARKET OB/XF VALUE		2,200			
TOTAL LAND VALUE - MARKET		21,657			
TOTAL MARKET VALUE		165,916			
SOH/AGL Deduction		47,183			
ASSESSED VALUE		118,733			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		68,011			
TOTAL JUST VALUE		165,916			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		168,499			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1725	SFR	353	01/21/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
893/2072	12/16/1999	QC	U	I	11	100
GRANTOR: HAIR JUDY L						
GRANTEE: HAIR TRACIE L						
0892/0979	11/29/1999	QC	Q	V	01	100
GRANTOR: JUDY HAIR & JAMES HAI						
GRANTEE: TRACIE HAIR						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W13 PTO= N6 W7 S6 E7\$FSP= W7 N6 W6 S13 E13 N7 \$ S7 W13 N13 W19 S39 E11 S4 E16 FOP= E18 N6 W2 D2 L2 W5 L2 U2 W7 S6\$ N6 E7 D2 R2 E5 R2 U2 E2 N31\$.														