BEG SW COR OF LOT 2 BLOCK 5
UNIT 2 GWEN LAKE ESTATES S/D,
RUN E 169.22 FT, N 115 FT, W

FRANCIS AMELIA SUZANNE
364 NW INDIAN POND CT
LAKE CITY, FL 32055

2026

31-3S-17-06008-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

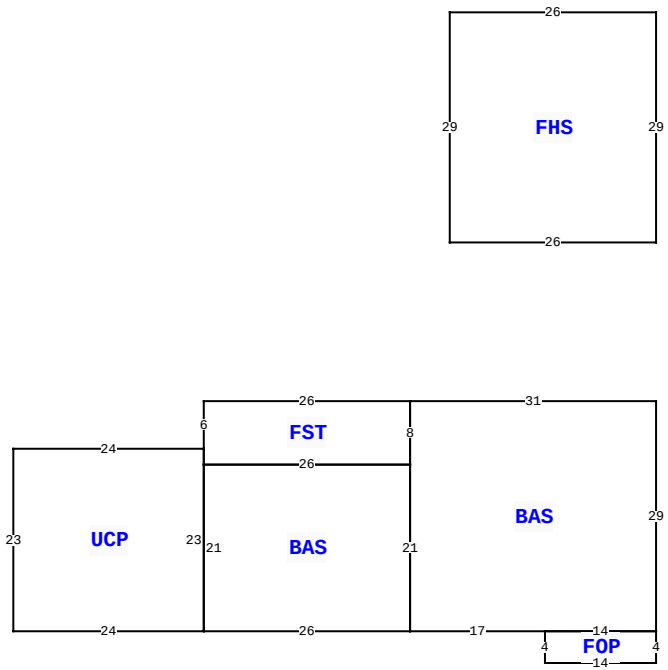
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	546	100		546	28,555
BAS	899	100		899	47,017
FHS	754	60		452	23,639
FOP	56	30		17	889
FST	208	55		114	5,962
UCP	552	20		110	5,753
TOTALS	3,015			2,138	111,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,138	103.7648	116.22	248,478	1978	1978	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 0 Heated Area: 2199 HX Base Yr



1169 NW EADIE ST, 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	111,815
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	18,495
TOTAL MARKET VALUE	132,910
SOH/AGL Deduction	0
ASSESSED VALUE	132,910
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,910
TOTAL JUST VALUE	132,910
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1286/1293	12/18/2014	QC	U	I	11	100
GRANTOR: KATHERYN LYNN HIZER						
GRANTEE: AMELIA SUZANNE FRAN						
1271/1133	12/23/2013	WD	U	I	12	35,300
GRANTOR: BANK OF NEW YORK AS T						
GRANTEE: KATHERYN LYNN HIZER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FST= W26 S6 UCP= W24 S23 E24 N23$ S2 E26 N8$ S8 BAS= W26 S21 E26 N21$ S21 E17 FOP= S4 E14 N4 W14$E14 N29$ PTR=N20 FHS= N29 W26 S29E26$ S20$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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	0		*RSF-1	0.00	0.00	19,468.35	SF		1.00	1.00	1.00	0.95	0.95	18,495							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.45 Total Land Value: 18,495 Market: 0 Agricultural: 0 Common: 18,495 PRINTED 11/20/2025 BY SYS