LOT 6 BLOCK 5 UNIT 2 GWEN LAKE E

316-83, DC 907-296, WD 998-1550,

MARTZ AMANDA
599 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06011-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

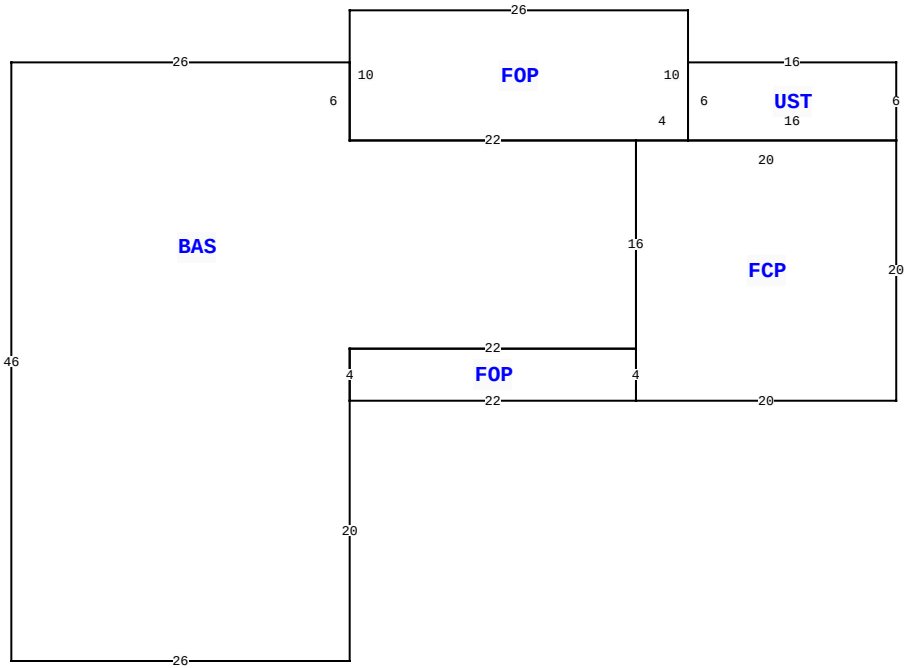
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,548	100		1,548	106,607
FCP	400	25		100	6,887
FOP	88	30		26	1,791
FOP	260	30		78	5,372
UST	96	45		43	2,961
TOTALS	2,392			1,795	123,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	94.6000	105.95	190,180	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1548 HX Base Yr 2018



486 NW SHELBY TER, 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		123,617
TOTAL MARKET OB/XF VALUE		5,878
TOTAL LAND VALUE - MARKET		14,113
TOTAL MARKET VALUE		143,608
SOH/AGL Deduction		55,422
ASSESSED VALUE		88,186
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,464
TOTAL JUST VALUE		143,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/674	10/30/2025	WD	Q	I	01	68,800
GRANTOR: PARK RANCE						
GRANTEE: MARTZ AMANDA						
1294/1435	5/07/2015	WD	Q	I	01	83,000
GRANTOR: CALEY FAMILY PROPERTI						
GRANTEE: RANCE PARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S46 E26 N20 FOP= E22 N4 W22 S4$ N4 E22 FCP= S4E20 N20 W20 S16$ N16 FOP= E4 UST= E16 N6 W16 S6$ N10 W26 S10 E22$ W22 N6$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0258	PATIO	0	100	4	8	32.00	UT	2.50	2.50	100	0	0	3	100	80	
3	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	100	0	0	3	100	500	
4	0252	LEAN-TO W/	0	100	12	12	144.00	UT	2.00	2.00	100	0	0	3	100	288	
5	0294	SHED WOOD/	0	100	14	12	168.00	UT	7.50	7.50	100	0	0	3	100	1,260	
6	0060	CARPORT F	0	100	18	30	540.00	UT	5.00	5.00	100	2003	2003	3	100	2,700	
7	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
8	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,878

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		*RSF	-3 0.00	0.00	14,855.60	SF		1.00	1.00	1.00	0.95	0.95	14,113							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.34 Total Land Value: 14,113 Market: 0 Agricultural: 0 Common: 14,113 PRINTED 11/20/2025 BY SYS