LOT 8 BLOCK 5 UNIT 2 GWEN LAKE E

448-541, 900-571, WD 1099-649, D

SECRETARY OF HOUSING AND URBAN DEVELOPMENT
2000 N CLASSEN BLVD, STE 3200
OKLAHOMA CITY, OK 73106

2026

31-3S-17-06013-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

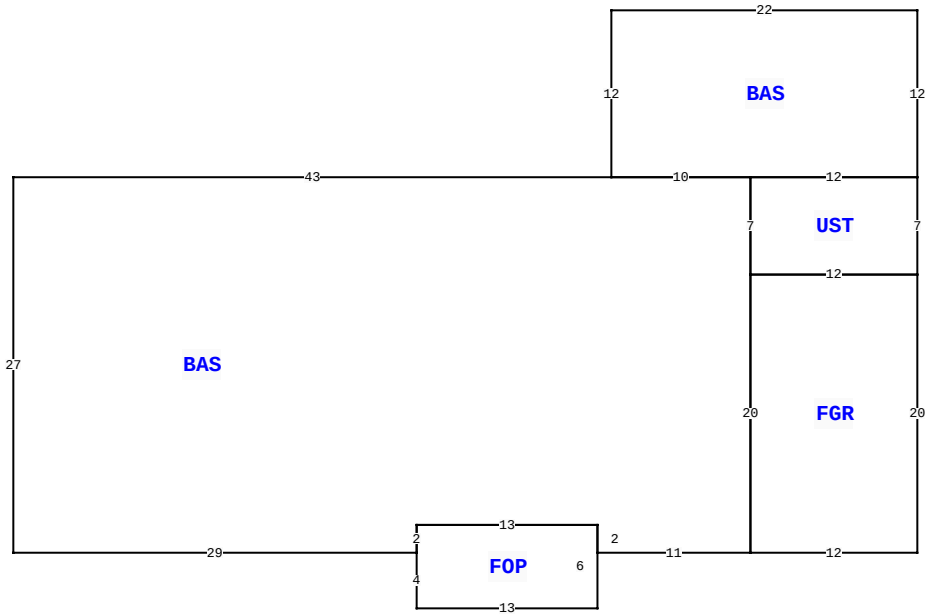
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	264	100		264	31,201
BAS	1,405	100		1,405	166,048
FGR	240	55		132	15,600
FOP	78	30		23	2,718
UST	84	45		38	4,491
TOTALS	2,071			1,862	220,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	124.1460	139.04	258,892	1960	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2025 Heated Area: 1669 HX Base Yr



536 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	220,058
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	14,081
TOTAL MARKET VALUE	235,739
SOH/AGL Deduction	0
ASSESSED VALUE	235,739
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	235,739
TOTAL JUST VALUE	235,739
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1210	1/27/2025	WD	U	I	11	100
GRANTOR: LOANDEPOT.COM, LLC						
GRANTEE: SECRETARY OF HOUSIN						
1525/1354	9/23/2024	WD	U	I	12	260,400
GRANTOR: WILLIAMS MARCIA LYNN						
GRANTEE: LOANDEPOT.COM, LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S27 E29 FOP= S4 E13N6 W13 S2$ N2 E13 S2 E11 FGR= E12 N20 W12 S20$ N20 UST= E12 N7 W12 S7$ N7 BAS= E12 N12 W22 S12 E10$ W10$.

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	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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-3	0.00	0.00	14,822.17	SF		1.00	1.00	1.00	0.95	0.95	14,081							

REVIEW DATE 10/31/2024 BY TP Total Acres: 0.34 Total Land Value: 14,081 Market: 0 Agricultural: 0 Common: 14,081 PRINTED 10/03/2025 BY SYS