LOT 12 BLOCK 5 UNIT 2 GWEN LAKE

330-98, 914-2293, WD 1000-1752 &

MARTZ PHILLIP A/MARTZ AMANDA JO
599 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06016-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

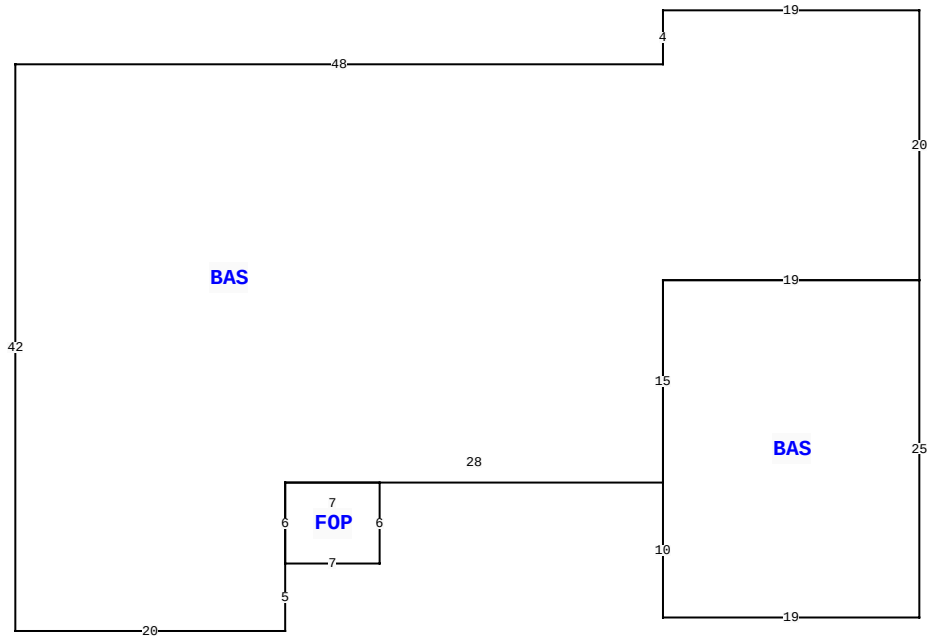
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	475	100		475	36,516
BAS	2,088	100		2,088	160,516
FOP	42	30		13	1,000
TOTALS	2,605			2,576	198,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,576	105.6000	118.27	304,664	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2563 HX Base Yr



599 NW GWEN LAKE AVE, 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	198,032
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	14,285
TOTAL MARKET VALUE	215,767
SOH/AGL Deduction	0
ASSESSED VALUE	215,767
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	215,767
TOTAL JUST VALUE	215,767
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/1036	5/20/2016	WD	Q	I	01	125,000
GRANTOR: ANGELA J & CORY R DEP						
GRANTEE: PHILLIP A & AMANDA						
1229/1255	2/01/2012	WD	U	I	38	85,000
GRANTOR: CHARLENE DAMPIER						
GRANTEE: ANGELA J & CORY R D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S4 W48 S42 E20 N5 FOP= E7 N6 W7S6$ N6 E28 BAS= S10 E19 N25 W19 S15$ N15E19 N20$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	3,100.00	3,100.00	50	0	0	3	50	1,550	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,450

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	15,036.50	SF		1.00	1.00	1.00	0.95	0.95	14,285							

REVIEW DATE 07/08/2019 BY RP Total Acres: 0.35 Total Land Value: 14,285 Market: 0 Agricultural: 0 Common: 14,285 PRINTED 11/19/2025 BY SYS