LOT 17 BLOCK 5 UNIT 2 GWEN LAKE

454-305, 869-1228, LE 875-1402,

AREY JUDITH
1045 SW YORKTOWN GLN
LAKE CITY, FL 32025

2026

31-3S-17-06021-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

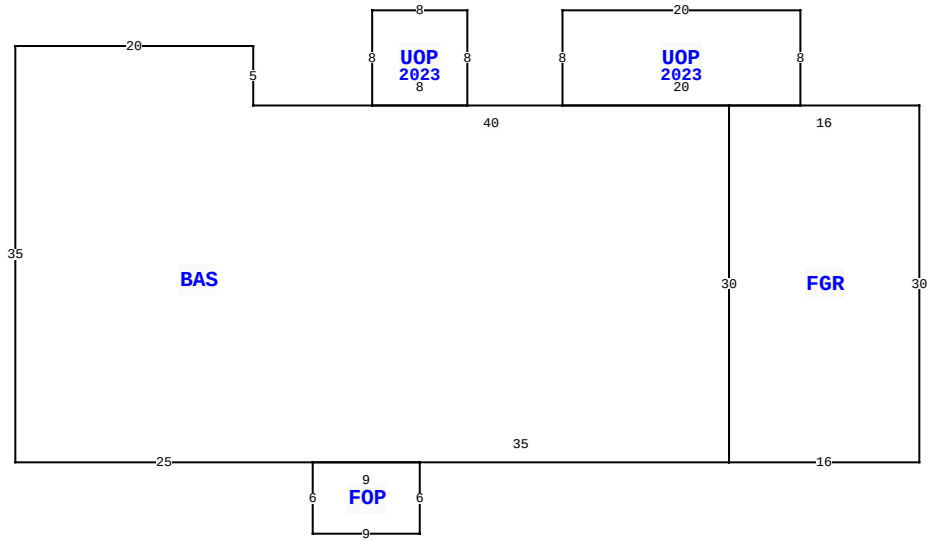
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	1,900	100		1,900	168,471
FGR	480	55		264	23,409
FOP	54	30		16	1,419
UOP	64	20	2023	13	1,153
UOP	160	20	2023	32	2,837
TOTALS	2,658			2,225	197,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,225	113.1020	126.67	281,841	1971	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 1900 HX Base Yr



497 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	197,289
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	16,654
TOTAL MARKET VALUE	214,443
SOH/AGL Deduction	0
ASSESSED VALUE	214,443
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	214,443
TOTAL JUST VALUE	214,443
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046278	Electrical Servic	0	01/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/941	11/23/2022	WD	Q	I	01	232,000
GRANTOR: TEEKO GRAPHIC, INC						
GRANTEE: AREY WILLIAM						
1469/811	6/13/2022	WD	U	I	37	115,000
GRANTOR: NW GWEN LAKE AVE LAND						
GRANTEE: TEEKO GRAPHIC, INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W40 N5 W20 S35 E25 E35 N30 $
FGR=[ORIG=0,30] E16 N30 W16 S30 $
FOP=[ORIG=-35,30] S6 E9 N6 W9 $
UOP=[YR=2023;ORIG=-30,0] E8 N8 W8 S8 $
UOP=[YR=2023;ORIG=-14,-8] S8 E20 N8 W20 $
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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	1993	1993	3	100	150	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 500

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	17,531.01	SF		1.00	1.00	1.00	0.95	0.95	16,654							

REVIEW DATE 01/25/2023 BY TW Total Acres: 0.40 Total Land Value: 16,654 Market: 0 Agricultural: 0 Common: 16,654 PRINTED 11/19/2025 BY SYS