LOT 2 BLOCK 6 UNIT 3 GWEN LAKE E
COR OF LOT 2 BLOCK 6 FOR POB, RU
108.2 FT, S 50 FT, W 105 FT TO P

MITCHELL INDIRA
759 NW PALM DR
LAKE CITY, FL 32055

2026

31-3S-17-06025-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

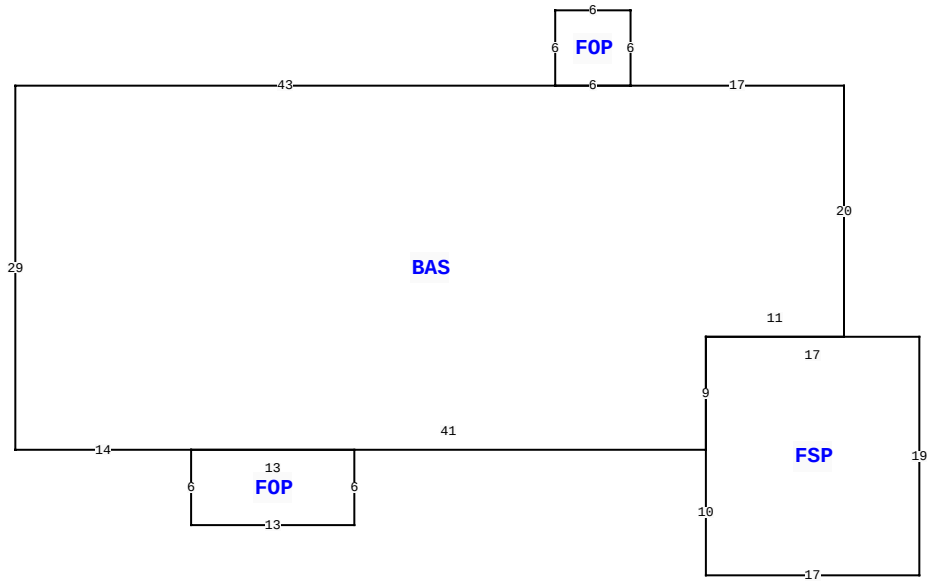
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	1,815	100		1,815	175,982
FOP	36	30		11	1,067
FOP	78	30		23	2,230
FSP	323	40		129	12,508
TOTALS	2,252			1,978	191,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,978	115.4300	129.28	255,716	1955	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1815 HX Base Yr 2022



759 NW PALM DR, 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		191,787
TOTAL MARKET OB/XF VALUE		1,275
TOTAL LAND VALUE - MARKET		14,720
TOTAL MARKET VALUE		207,782
SOH/AGL Deduction		19,324
ASSESSED VALUE		188,458
TOTAL EXEMPTION VALUE	WX HX HB	55,722
BASE TAXABLE VALUE		132,736
TOTAL JUST VALUE		207,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
229	MAINT/ALTR	50	06/23/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/801	9/26/2021	WD	Q	I	01	175,000
GRANTOR: TATE JOSHUA						
GRANTEE: MITCHELL INDIRA						
1312/2076	4/06/2016	WD	Q	I	01	97,500
GRANTOR: JOHN MICHAEL LEE AS T						
GRANTEE: JOSHUA & SARAH C TA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 S29 E14 FOP= S6 E13N6 W13$ E41 FSP= S10 E17 N19 W17 S9$ N9 E11 N20 W17 FOP= N6 W6 S6 E6$ W6$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	

LAND DESCRIPTION

TOTAL OB/XF 1,275

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	-1 0.00	0.00	15,494.61	SF		1.00	1.00	1.00	0.95	0.95	14,720							

REVIEW DATE 12/06/2021 BY CP Total Acres: 0.36 Total Land Value: 14,720 Market: 0 Agricultural: 0 Common: 14,720 PRINTED 11/19/2025 BY SYS