COMM INTERS OF S R/W OF DUVAL
ST EXTENDED & C/L OF GWEN LAKE
BLVD, RUN W'LY ALONG PERPEND-

JOHNSTON JAMES H III
419 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2026

31-3S-17-06058-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

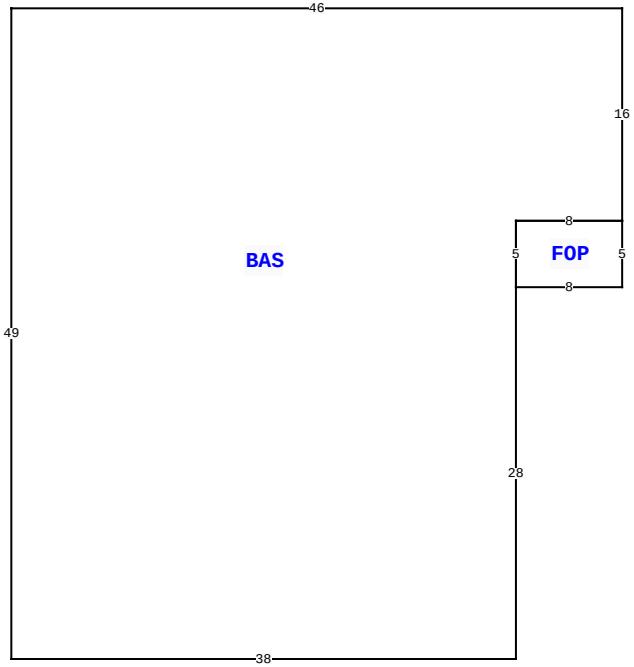
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100		1,990	18,447
FOP	40	30		12	111
TOTALS	2,030			2,002	18,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,002	41.3802	46.35	92,793	1945	1945	0	0	60	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 1990 HX Base Yr



372 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	18,559
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	13,190
TOTAL MARKET VALUE	32,949
SOH/AGL Deduction	0
ASSESSED VALUE	32,949
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,949
TOTAL JUST VALUE	32,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
43	SFR	0	05/23/2019
43	MAINT/ALTR	0	01/26/2018
445	MAINT/ALTR	25	10/18/2013
445	MAINT/ALTR	50	10/17/2013
055	REMODEL	3,000	10/06/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1243/0264	10/15/2012	WD	Q	I	01	25,000

GRANTOR: RAYMA M & JAMES LEO M
GRANTEE: JAMES H JOHNSTON II

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S49 E38 N28 FOP= E8N5 W8 S5$ N5 E8 N16$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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-2	0.00	0.00	34,710.15	SF		1.00	1.00	0.40	0.95	0.38	13,190							

REVIEW DATE 08/19/2016 BY DF Total Acres: 0.80 Total Land Value: 13,190 Market: 0 Agricultural: 0 Common: 13,190 PRINTED 11/18/2025 BY SYS