COMM NW COR LOT 2 BLOCK 3 IDLEAW
POB, E 290.2 FT, S 213.30 FT, SW
43.6 FT, NW 828.01 FT, N 59.8 FT

BLOW RYDERWOOD, LLC
495 SW LAKEVIEW AVE
LAKE CITY, FL 32025

**2026**

**31-3S-17-06062-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

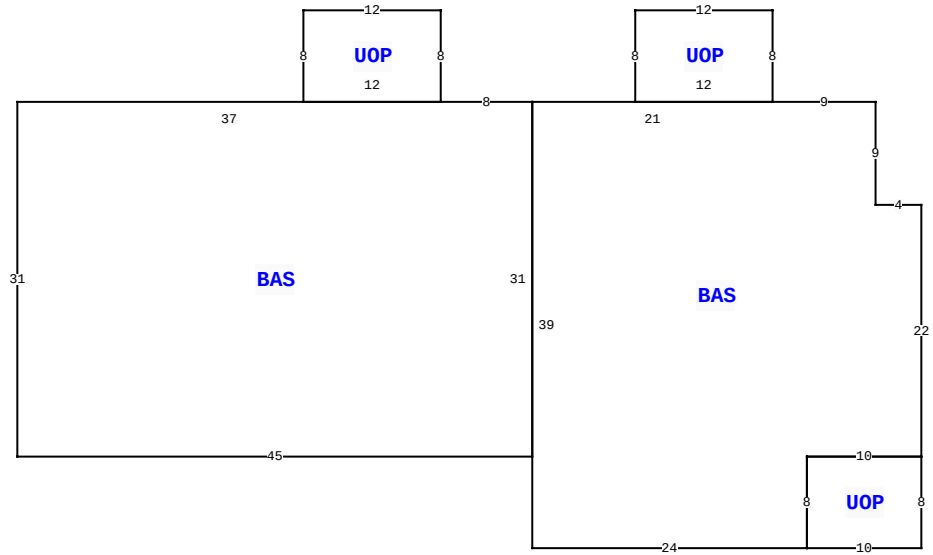
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 90 |
| Interior Floo | 14 | CARPET 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 2 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0800 | MULTI-FAM <10 |
| 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 | 1,210 | 100 | | 1,210 | 56,743 |
| BAS | 1,395 | 100 | | 1,395 | 65,419 |
| UOP | 80 | 20 | | 16 | 751 |
| UOP | 96 | 20 | | 19 | 891 |
| UOP | 96 | 20 | | 19 | 891 |
| TOTALS | 2,877 | | | 2,659 | 124,694 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2700 | 03 | 2,659 | 110.3440 | 93.79 | 249,388 | 1950 | 1985 | 0 | 0 | 0 | 50.00 | 50.00 |

1 DUPLEX 0% - 2025 Heated Area: 2605 HX Base Yr




172 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 | 124,694 |
| TOTAL MARKET OB/XF VALUE | 300 |
| TOTAL LAND VALUE - MARKET | 36,738 |
| TOTAL MARKET VALUE | 161,732 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 161,732 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 161,732 |
| TOTAL JUST VALUE | 161,732 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 164,849 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 1164 | REMODEL | 100 | 02/10/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1517/2393 | 6/21/2024 | WD | Q | I | 01 | 185,000 |
| GRANTOR: HALTIWANGER LONNIE AS | | | | | | |
| GRANTEE: BLOW RYDERWOOD, LLC | | | | | | |
| 1249/0553 | 1/23/2013 | WD | U | I | 11 | 100 |
| GRANTOR: LONNIE T HALTIWANGER | | | | | | |
| GRANTEE: LONNIE HALTIWANGER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W4 N9 W9 UOP= N8 W12 S8E12$ W21 BAS= W8 UOP= N8 W12S8 E12$ W37 S31 E45 N31$ S39 E24 UOP= E10 N8 W10 S8$ N8 E10 N22$.

## 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 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 300

| 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 | 0800 | C | MULTI-FAM | 0 | | *RMF-2 | 0.00 | 0.00 | 48,189.00 | SF | | 1.00 | 1.00 | 0.70 | 1.00 | 0.70 | 33,732 | | | | | | | |
| 2 | 0800 | C | MULTI-FAM | 0 | | *RMF-2 | 0.00 | 0.00 | 3.34 | AC | | 1.00 | 1.00 | 1.00 | 900.00 | 900.00 | 3,006 | | | | | | | |

REVIEW DATE 10/03/2024 BY TP Total Acres: 4.45 Total Land Value: 36,738 Market: 0 Agricultural: 0 Common: 36,738 PRINTED 11/17/2025 BY SYS