COMM SW COR OF BLK 3 IDLEWILE
REPLAT,(PB 2 PG 117A) RUN N 18
DEG W 330 FT FOR POB, CONT

WEE CARE PRE-SCHOOL & DAYCARE INC
6170 SW CR 240
LAKE CITY, FL 32024

2026

31-3S-17-06063-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

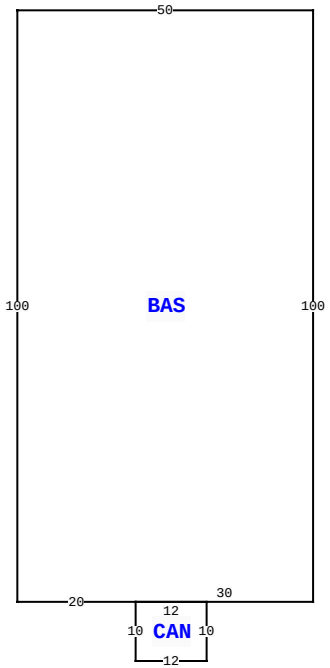
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
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	5,000	100		5,000	247,189
CAN	120	30		36	1,779
TOTALS	5,120			5,036	248,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0700	04	5,036	91.3512	60.29	303,620	2008	2008	0	0	0	18.00	82.00

1 DAY CARE 0% - 2021 Heated Area: 5000 HX Base Yr



162 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		248,968
TOTAL MARKET OB/XF VALUE		11,456
TOTAL LAND VALUE - MARKET		51,397
TOTAL MARKET VALUE		311,821
SOH/AGL Deduction		0
ASSESSED VALUE		311,821
TOTAL EXEMPTION VALUE	08	311,821
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		311,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
304	COMMERCIAL	50	08/28/2007
304	COMMERCIAL	1,076	08/16/2007
304	COMMERCIAL	50	08/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1416/0790	7/30/2020	WD	U	I	35	425,000
GRANTOR: GREEN GABLES LEARNING						
GRANTEE: WEE CARE PRE-SCHOOL						
1136/2435	11/21/2007	WD	Q	V	01	100
GRANTOR: OTIS ROBERTS						
GRANTEE: GREEN GABLES LEARNI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S100 E20 CAN= S10 E12 N10 W12$ E30 N100$.

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	5,737.00	UT	3.00	3.00	50	2008	2008	3	50	8,606	
2	0140	CLFENCE 6	0	0	0	0	300.00	UT	9.50	9.50	100	2008	2008	3	100	2,850	

LAND DESCRIPTION

TOTAL OB/XF 11,456

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	7200	C	SCHOOL PRI	0		CG	0.00	0.00	20,558.68	SF		1.00	1.00	1.00	2.50	2.50	51,397							

REVIEW DATE 03/08/2016 BY CP Total Acres: 0.47 Total Land Value: 51,397 Market: 0 Agricultural: 0 Common: 51,397 PRINTED 10/02/2025 BY SYS