

COMM ON W LINE OF GWEN LAKE BLVD
COR OF LOT 17 IDLEAWILE S/D, RUN
POB, RUN S 104.3 FT, W 208.6 FT,

MCLENDON DARIUS/MCCLENDON CHRISTOPHER
254 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06064-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	20,930
BAS	1,128	100		1,128	118,045
FOP	180	30		54	5,651
TOTALS	1,508			1,382	144,627

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0100	C	SFR	0		*RSF	2	0.00	0.00	21,714.02	SF

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,382	115.0000	128.80	178,002	1928	2010	0	0	0	18.75
1 SINGLE FAM 0% - 2024 Heated Area: 1328 HX Base Yr											
254 NW GWEN LAKE AVE, LAKE CITY											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

TOTAL OB/XF											
6,250											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	144,627		
TOTAL MARKET OB/XF VALUE	6,250		
TOTAL LAND VALUE - MARKET	20,628		
TOTAL MARKET VALUE	171,505		
SOH/AGL Deduction	0		
ASSESSED VALUE	171,505		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	171,505		
TOTAL JUST VALUE	171,505		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	173,730		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1494/187	6/28/2023	WD	Q	I	01	210,000	
GRANTOR: VAZQUEZ YENISLEYDIS R							
GRANTEE: MCCLENDON DARIUS							
1471/2573	7/25/2022	WD	U	I	11	100	
GRANTOR: VAZQUEZ YENISLEYDIS R							
GRANTEE: VAZQUEZ YENISLEYDIS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W14 S3 W20 S34 FOP= S9 E20 N9 W20\$ E20 N5 E14 BAS= E10 N20 W10 S20\$ N32\$.											