

LOT 14 BLK 1 IDLEAWILE REPLAT.
469-741, 640-612, 746-824, 761-1

COHRS JOSEPH A/COHRS TERESA M
271 NW GWEN LAKE AVE
LAKE CITY, FL 32055

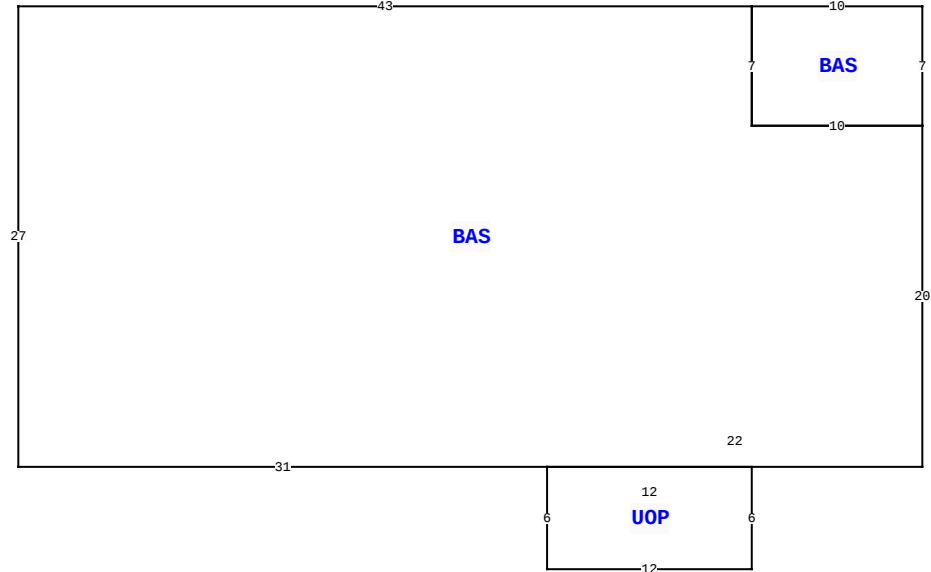
2026

31-3S-17-06082-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	1.5	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	31317.020 1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	123.3440	138.15	199,627	1958	2006	0	0	0	22.33	77.67
1 SINGLE FAM			100% - 2022		Heated Area: 1431			HX Base Yr 2022				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	7,511
BAS	1,361	100		1,361	146,037
UOP	72	20		14	1,502
TOTALS	1,503			1,445	155,050

271 NW GWEN LAKE AVE, LAKE CITY

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

EXTRA FEATURES																	
N	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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

LAND DESCRIPTION										TOTAL OB/XF							3,000	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	0100	C	SFR	100		*RSF	-2 0.00	0.00	15,715.28	SF		1.00	1.00	1.00	0.95	0.95		

COLUMBIA COUNTY PROPERTY												
VALUATION SUMMARY												1
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VALUATION BY						STANDARD						
Tax Group: 1						Tax Dist:						
BUILDING MARKET VALUE						155,050						
TOTAL MARKET OB/XF VALUE						3,000						
TOTAL LAND VALUE - MARKET						14,930						
TOTAL MARKET VALUE						172,980						
SOH/AGL Deduction						15,801						
ASSESSED VALUE						157,179						
TOTAL EXEMPTION VALUE						50,722						
BASE TAXABLE VALUE						106,457						
TOTAL JUST VALUE						172,980						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						175,336						

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1455/153	12/16/2021	WD	Q	I	01	164,000	
GRANTOR: PITMAN CYNTHIA F							
GRANTEE: COHRS JOSEPH A							
1455/152	12/16/2021	QC	U	I	11	100	
GRANTOR: MORTON ELEANOR D							
GRANTEE: PITMAN CYNTHIA F							

BUILDING NOTES									

BUILDING DIMENSIONS
BAS= W43 S27 E31 UOP= S6 E12N6 W12\$ E22 N20 BAS= N7 W10 S7 E10\$ W10 N7\$.