LOT 15 BLK 1 IDLEAWILE REPLAT.
ORB 740-1697

HIERS WILLIAM JOHN
P O BOX 736
LAKE CITY, FL 32056

2026

31-3S-17-06083-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

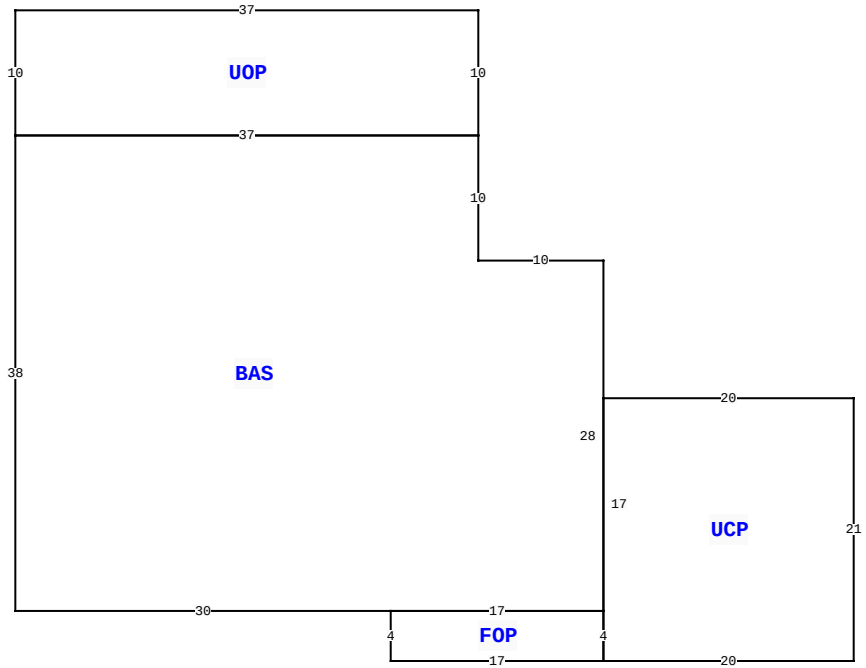
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	31317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100		1,686	134,149
FOP	68	30		20	1,591
UCP	420	20		84	6,683
UOP	370	20		74	5,888
TOTALS	2,544			1,864	148,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	109.2960	122.41	228,172	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1686 HX Base Yr



289 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		148,312
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		15,212
TOTAL MARKET VALUE		165,324
SOH/AGL Deduction		100,304
ASSESSED VALUE		65,020
TOTAL EXEMPTION VALUE	HX HB	40,020
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		165,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,324

SALE:1:1: LOT 15, BLOCK 1, IDLEAWILE REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0740/1697	1/18/1991	QC	Q	I	01	20,000

GRANTOR: REBECCA THOMAS HIERS

GRANTEE: WILLIAM JOHN HIERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 N10 UOP= N10 W37 S10 E37$ W37 S38 E30 FOP= S4 E17 N4 W17$ E17 UCP= S4 E20 N21 W20 S17$ N28$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	18	14	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	100		*RSF-2	0.00	0.00	16,012.54	SF		1.00	1.00	1.00	0.95	0.95	15,212							

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.37 Total Land Value: 15,212 Market: 0 Agricultural: 0 Common: 15,212 PRINTED 11/18/2025 BY SYS