

LOT 18 BLK 1 IDLEAWILE REPLAT.
976-305, CT 1194-955, WD 1195-11

TUGMAN VINCENT SCOTT
351 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06086-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

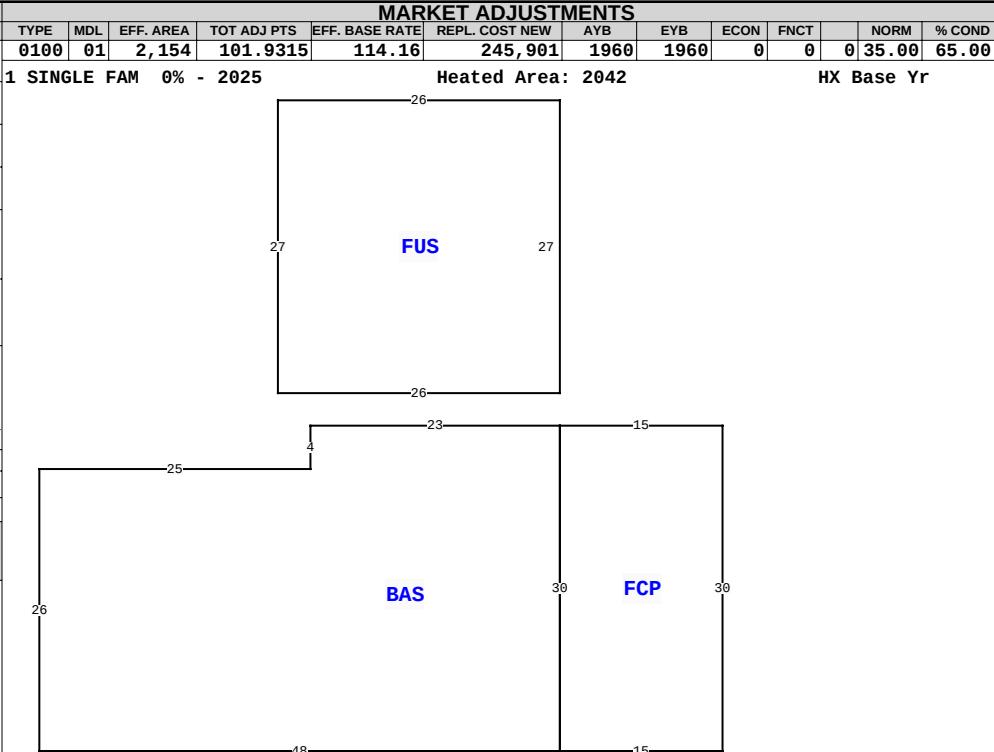
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06

NEIGHBORHOOD/LOC 31317.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100		1,340	99,433
FCP	450	25		112	8,311
FUS	702	100		702	52,091

TOTALS	2,492			2,154	159,836
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0258	PATIO	0	0	0	0	1.00	UT	0.00
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		*RSF	2 0.00	0.00	22,682.07



351 NW GWEN LAKE AVE, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/27/2022 MLU									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		159,836	
TOTAL MARKET OB/XF VALUE		1,650	
TOTAL LAND VALUE - MARKET		21,548	
TOTAL MARKET VALUE		183,034	
SOH/AGL Deduction		0	
ASSESSED VALUE		183,034	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		183,034	
TOTAL JUST VALUE		183,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,034	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1507/1529	1/31/2024	WD	Q	I	01
GRANTOR: FRANK BRIAN K					SALE PRICE
GRANTEE: TUGMAN VINCENT SCOT					191,000
1507/1527	1/05/2024	WD	U	I	11
GRANTOR: FRANK SUSANNAH					100
GRANTEE: FRANK BRIAN K					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W23 S4 W25 S26 E48 FCP= E15 N30 W15 S30\$ N30\$ PTR=N30									
FUS= W26 S27 E26 N27\$S30\$.									