LOT 3 CHAPMAN'S REPLAT OF
IDLEAWILE REPLAT. 785-2128,
838-1808, WD 1351-76,

SLAY MARVIN/SLAY MARY
169 NW GWEN LAKE
LAKE CITY, FL 32055

2026

31-3S-17-06093-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

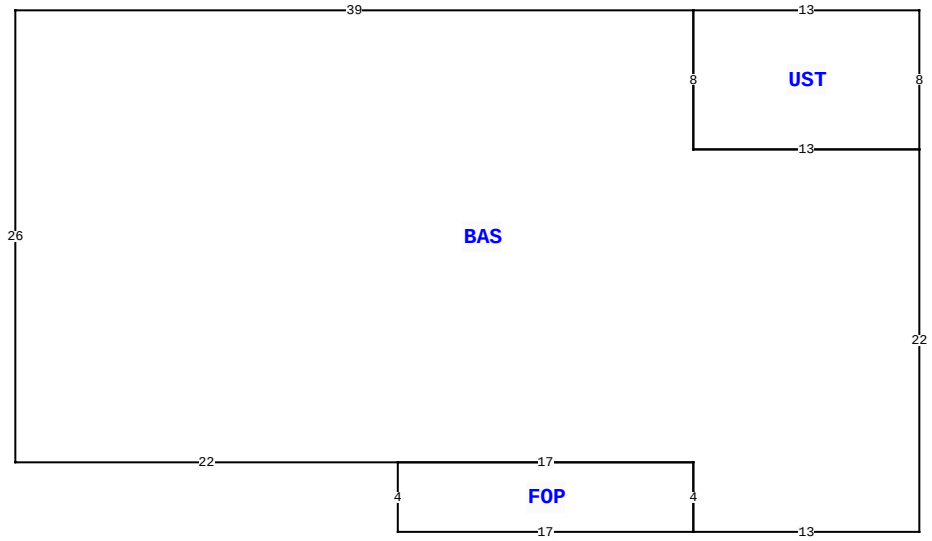
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
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	1,300	100		1,300	51,831
FOP	68	30		20	798
UST	104	40		42	1,675
TOTALS	1,472			1,362	54,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,362	107.7510	79.74	108,606	1960	1985	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 1300 HX Base Yr



169 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	54,303
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	27,413
TOTAL MARKET VALUE	82,216
SOH/AGL Deduction	0
ASSESSED VALUE	82,216
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,216
TOTAL JUST VALUE	82,216
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1351/0076	1/03/2018	WD	Q	I	01	72,500
GRANTOR: JOHN W BURNS III						
GRANTEE: MARVIN & MARY SLAY						
0838/1808	4/28/1997	WD	Q	I		62,000
GRANTOR: GEORGE W SR & BARBAR						
GRANTEE: JOHN W BURNS III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 S26 E22 FOP= S4 E17 N4 W17$ E17S4 E13 N22 UST= N8 W13 S8 E13$ W13 N8$.

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	8	76	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	1700	C	1STORY OFF	0		CG	0.00	0.00	10,965.04	SF		1.00	1.00	1.00	2.50	2.50	27,413							

REVIEW DATE 03/08/2016 BY CP Total Acres: 0.25 Total Land Value: 27,413 Market: 0 Agricultural: 0 Common: 27,413 PRINTED 11/18/2025 BY SYS