LOTS 4 & 5 & THE W1/2 OF LOT 6
CHAPMAN'S REPLAT OF IDLEAWILE
REPLAT.

BURNS JOHN W III
P O BOX 3658
LAKE CITY, FL 32056

2026

31-3S-17-06095-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

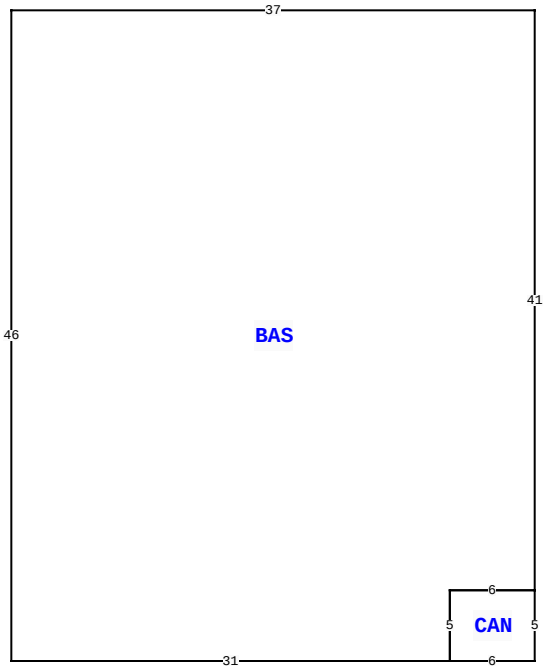
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
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	1,672	100		1,672	107,438
CAN	30	30		9	578
TOTALS	1,702			1,681	108,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,681	98.6790	73.02	122,747	2012	2012	0	0	0	12.00	88.00

3 OFFICE LOW 0% - 0 Heated Area: 1672 HX Base Yr



129 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	108,017
TOTAL MARKET OB/XF VALUE	7,363
TOTAL LAND VALUE - MARKET	178,701
TOTAL MARKET VALUE	294,081
SOH/AGL Deduction	0
ASSESSED VALUE	294,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	294,081
TOTAL JUST VALUE	294,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	296,536

LAND:1:1: LOT 5 & SW1/4 LOT 6, CHAPMAN'S REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2381	DEMOLISH	25	10/31/2011
2298	COMMERCIAL	128	10/28/2011
731	ADDN COMM	112	05/29/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0787/1064	3/09/1994	WD	U	I	12	99,900
GRANTOR: CHARLES DEVANE						
GRANTEE: JOHN W BURNS III						
0750/0772	8/20/1991	WD	U	I	12	75,000
GRANTOR: SAFECO INSURANCE						
GRANTEE: CHARLES DEVANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S46 E31 CAN= N5 E6 S5 W6$ N5 E6 N41$.

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	0060	CARPORT F	0	0	20	20	400.00	UT	3.50	3.50	100	2012	2012	3	100	1,400	
2	0166	CONC,PAVMT	0	0	0	0	5,300.00	UT	2.25	2.25	50	2012	2012	3	50	5,963	

LAND DESCRIPTION

TOTAL OB/XF 7,363

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	21,023.64	SF		1.00	1.00	1.00	8.50	8.50	178,701							

REVIEW DATE 03/08/2016 BY CP Total Acres: 0.48 Total Land Value: 178,701 Market: 0 Agricultural: 0 Common: 178,701 PRINTED 11/18/2025 BY SYS