LOT 9 BLOCK 1 HOLLIDAY
HEIGHTS REPLAT. ORB 809-1171,
882-875, WD 996-879.

SMITH WADE R/SMITH KIMBERLY H
560 NW GWEN LAKE AVE
LAKE CITY, FL 32055-3216

2026

31-3S-17-06110-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

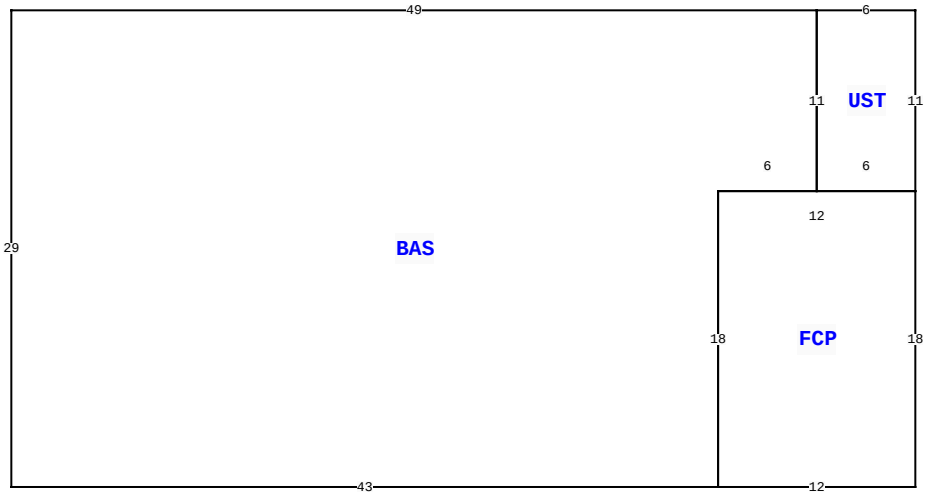
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100		1,313	114,704
FCP	216	25		54	4,718
UST	66	45		30	2,621
TOTALS	1,595			1,397	122,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,397	120.0000	134.40	187,757	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2004 Heated Area: 1313 HX Base Yr 2004



560 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		122,042
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		11,998
TOTAL MARKET VALUE		135,780
SOH/AGL Deduction		57,710
ASSESSED VALUE		78,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		27,348
TOTAL JUST VALUE		135,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,780

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0996/0879	9/30/2003	WD	Q	I		69,400
GRANTOR: SHAUN M & RACHEL M GR						
GRANTEE: WADE R & KIMBERLY H						
0882/0875	6/11/1999	WD	Q	I		58,000
GRANTOR: LEE						
GRANTEE: GRUBB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S29 E43 FCP= E12 N18 W12 S18$ N18 E6 UST= E6 N11 W6 S11$ N11$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	144.00	UT	7.50	7.50	50	1993	1993	3	50	540	
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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-3	0.00	0.00	12,629.10	SF		1.00	1.00	1.00	0.95	0.95	11,998							

REVIEW DATE 05/17/2024 BY JS Total Acres: 0.29 Total Land Value: 11,998 Market: 0 Agricultural: 0 Common: 11,998 PRINTED 11/19/2025 BY SYS