

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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	60	100		60	5,084
BAS	1,759	100		1,759	149,059
FCP	216	25		54	4,576
UGR	270	45		122	10,338
UST	60	45		27	2,288

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
4	0260	PAVEMENT-A	0 100	0	0	1.00	UT	100.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	3 0.00	0.00	12,579.42

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,022	116.4000	130.37	263,608	1960	1960	0	0
1 SINGLE FAM 100% - 1995 Heated Area: 1819 HX Base Yr 1995									

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

TOTAL OB/XF									
950									

COLUMBIA COUNTY PROPERTY										1
VALUATION SUMMARY										
VALUATION BY					STANDARD					
Tax Group: 1					Tax Dist:					
BUILDING MARKET VALUE					171,345					
TOTAL MARKET OB/XF VALUE					950					
TOTAL LAND VALUE - MARKET					11,950					
TOTAL MARKET VALUE					184,245					
SOH/AGL Deduction					105,203					
ASSESSED VALUE					79,042					
TOTAL EXEMPTION VALUE					HX HB 50,722					
BASE TAXABLE VALUE					28,320					
TOTAL JUST VALUE					184,245					
NCON VALUE					0					
INCOME VALUE										
PREVIOUS YEAR MKT VALUE					184,245					
SALE:1:1: LOT 11 BLK 1 HOLLIDAY HEIGHTS										
SALES DATA										
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1538/1834		4/16/2025		LE	U	I	14	100		
GRANTOR: WOODWORTH CAROL JARVI										
GRANTEE: WOODWORTH ROBERT FR										
0792/0767		6/23/1994		WD	Q	I		51,900		
GRANTOR: DELAN CASON & BROOKS										
GRANTEE: CAROL JARVIS WOODWO										
BUILDING NOTES										

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W37 S43 E43 FCP= E12 N18 W12 S18\$ N18 BAS= E6 UST= E6 N10 W6 S10\$ N10 W6 S10\$ N10 UGR= E12 N15 W18 S15E6\$ W6 N15\$.									