LOT 13 BLOCK 1 HOLLIDAY HEIGHTS

ORB 471-723, 669-622, 696-001, 8

BALZA NOEL A/BALZA JAYNE M
490 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06114-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

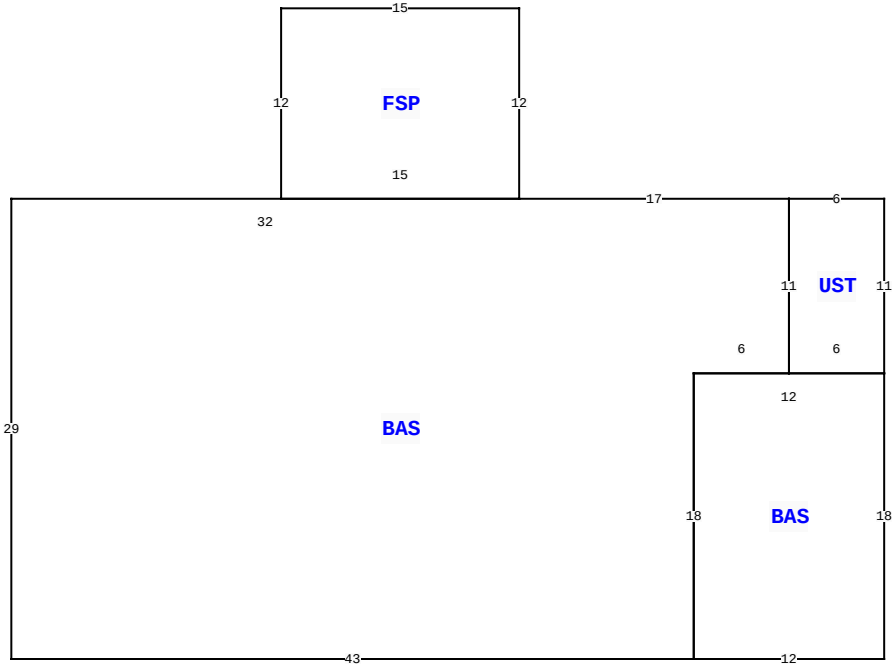
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	216	100		216	18,603
BAS	1,313	100		1,313	113,082
FSP	180	40		72	6,201
UST	66	45		30	2,584
TOTALS	1,775			1,631	140,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	118.3050	132.50	216,108	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1529 HX Base Yr



490 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	140,470
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	11,858
TOTAL MARKET VALUE	153,428
SOH/AGL Deduction	0
ASSESSED VALUE	153,428
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,428
TOTAL JUST VALUE	153,428
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1513	ADDN SFR	5	04/13/1999
00592			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1060/2560	9/30/2005	WD	Q	I		92,000
GRANTOR: SCHMITZ						
GRANTEE: BALZA						
0873/0928	1/14/1999	WD	Q	I		53,500
GRANTOR: VILLELA						
GRANTEE: SCHMITZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FSP= N12 W15 S12 E15$ W32 S29 E43 BAS= 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0		*RSF-3	0.00	0.00	12,482.21	SF		1.00	1.00	1.00	0.95	0.95	11,858							

REVIEW DATE 10/18/2024 BY JS Total Acres: 0.29 Total Land Value: 11,858 Market: 0 Agricultural: 0 Common: 11,858 PRINTED 11/19/2025 BY SYS