BEG SE COR OF NW1/4 OF SW1/4, S
864.33 FT, N 500 FT, E 836.50 FT
NW1/4 OF SW1/4, S TO POB, EX THE

SEABOARD AIR LINE RAILROAD CO
TAX DEPARTMENT J910, 500 WATER STREET
JACKSONVILLE, FL 32202

2027

30-3S-17-05856-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Condition Adj	03	03 100
Quality	05	05

DOR CODE 1700 OFFICE BLD 1STY

MAP NUM | MKT AREA 06

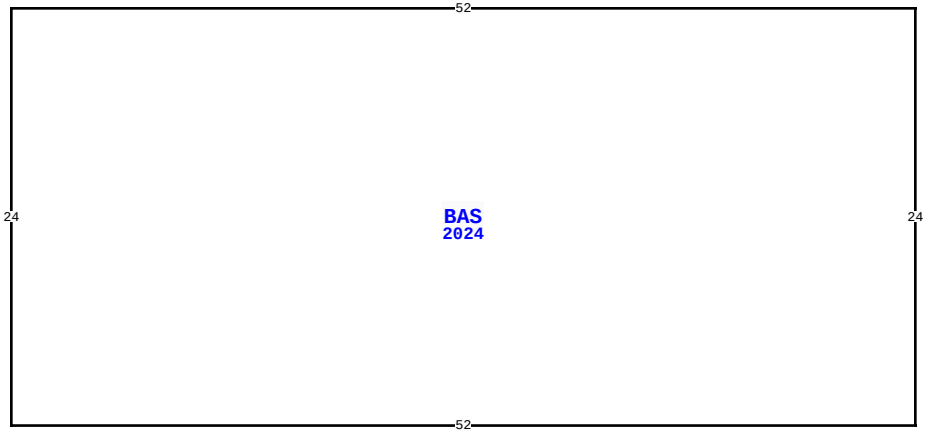
NEIGHBORHOOD/LOC 30317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	2024	1,248	53,924
TOTALS	1,248			1,248	53,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,248	87.1500	64.49	80,484	2000	2000	0	0	0	33.00	67.00

1 OFFICE LOW 0% - 2024 Heated Area: 1248 HX Base Yr



938 NW GWEN LAKE AVE, LAKE CITY

BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/09/2025 MLU
AG DATE

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	53,924
TOTAL MARKET OB/XF VALUE	38,000
TOTAL LAND VALUE - MARKET	87,840
TOTAL MARKET VALUE	179,764
SOH/AGL Deduction	0
ASSESSED VALUE	179,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,764
TOTAL JUST VALUE	179,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,764

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S24 E52 N24 W52 $
.

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	0253	LIGHTING	0	0	0	0	2.00	UT	1,000.00	1,000.00	100	2024	2023		100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	
3	0260	PAVEMENT-A	0	0	250	45	11,250.00	UT	2.00	2.00	100	2024	2023		100	22,500	
4	0294	SHED WOOD/	0	0	12	10	120.00	UT	12.00	12.00	100	2024	2023		100	1,440	
5	0296	SHED METAL	0	0	24	16	384.00	UT	15.00	15.00	100	2024	2023		100	5,760	
6	0296	SHED METAL	0	0	40	8	320.00	UT	15.00	15.00	100	2024	2023		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 38,000

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		00	0.00	0.00	9.76	AC		1.00	1.00	1.00	9,000.00	9,000.00	87,840							

REVIEW DATE 07/24/2024 BY ME Total Acres: 9.76 Total Land Value: 87,840 Market: 0 Agricultural: 0 Common: 87,840 PRINTED 11/17/2026 BY SYS