

LOT 1A BLOCK 1 OAK RIDGE S/D UNR
SW1/4 OF SW1/4, N 527.41 FT FOR
N 131.5 FT, E 87.5 FT, S 131.47

HOFFMAN REBEKAH M
742 NW GWEN LAKE AVE
LAKE CITY, FL 32055

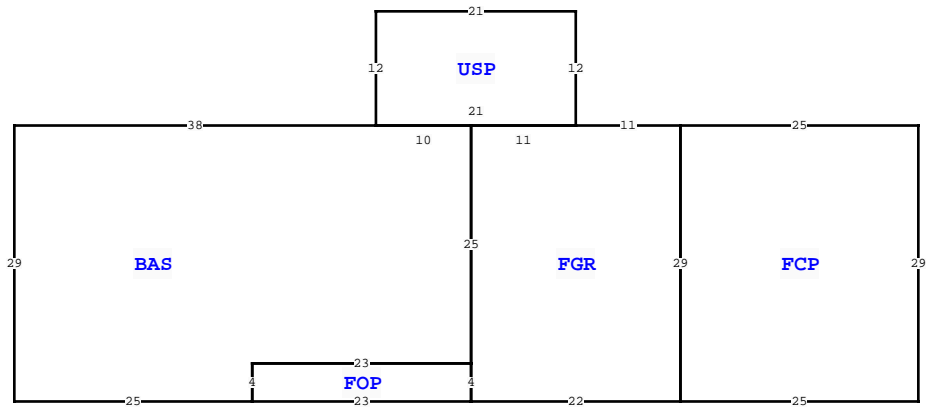
2026

30-3S-17-05867-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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 Units	05	CONV 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	30317.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,300	100
FCP	725	25
FGR	638	55
FOP	92	30
USP	252	35
TOTALS	3,007	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,948	113.9750	127.65	248,662	1978	1978	0	0	35.00	65.00	
1 SINGLE FAM			100% - 2020	Heated Area: 1300			HX Base Yr 2020					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			161,630
TOTAL MARKET OB/XF VALUE			3,050
TOTAL LAND VALUE - MARKET			14,389
TOTAL MARKET VALUE			179,069
SOH/AGL Deduction			57,239
ASSESSED VALUE			121,830
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			70,419
TOTAL JUST VALUE			179,069
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,616
SALE:2:1: LOT 1-A, BLK 1, OAK RIDGE (DOT)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1378/1193	2/13/2019	WD	Q	I	01	100,000
GRANTOR: EDWIN R KURTZ IV						
GRANTEE: REBEKAH M HOFFMAN						
1269/0708	1/20/2014	WD	U	I	12	41,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: EDWIN R KURTZ IV						

EXTRA FEATURES																
L N	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	0	1.00	UT 0.00	100	0	0	0	3	100	250
2	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	100	0	0	0	3	100	2,000
3	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	800	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	11,511.22	SF		1.00	1.00	1.00	1.25	1.25	14,389							

BUILDING NOTES			
742 NW GWEN LAKE AVE, LAKE CITY			
BLD DATE		LGL DATE	05/12/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING DIMENSIONS			
BAS= W38 S29 E25 FOP= E23 N4W23 S4\$ N4 E23 FGR= S4 E22 FCP= E25 N29 W25 S29 \$ N29 W11 USP= N12 W21 S12 E21\$ W11 S25\$ N25 W10\$.			

TOTAL OB/XF												
3,050												