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

2027

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 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

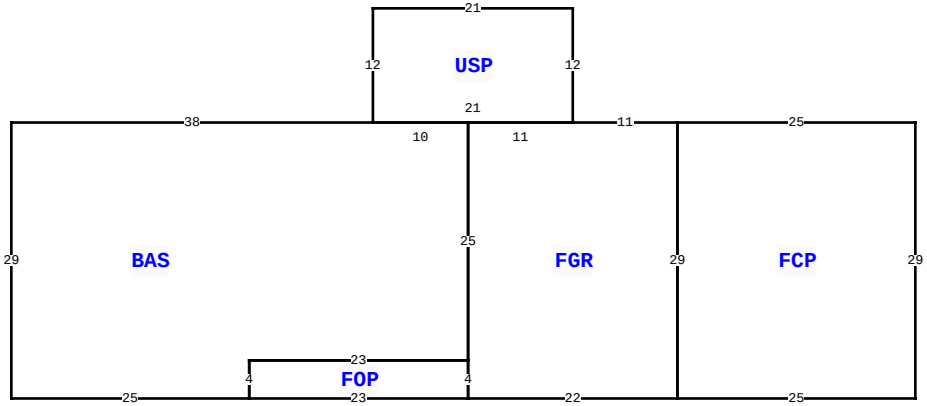
NEIGHBORHOOD/LOC 30317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100		1,300	105,938
FCP	725	25		181	14,750
FGR	638	55		351	28,603
FOP	92	30		28	2,282
USP	252	35		88	7,171
TOTALS	3,007			1,948	158,744

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	125.37	244,221	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1300 HX Base Yr 2020



742 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,744
TOTAL MARKET OB/XF VALUE		3,050
TOTAL LAND VALUE - MARKET		14,389
TOTAL MARKET VALUE		176,183
SOH/AGL Deduction		50,698
ASSESSED VALUE		125,485
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,074
TOTAL JUST VALUE		176,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,069

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						

BUILDING NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,050

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		00	0.00	0.00	11,511.22	SF		1.00	1.00	1.00	1.25	1.25	14,389							

REVIEW DATE 06/22/2018 BY DF Total Acres: 0.26 Total Land Value: 14,389 Market: 0 Agricultural: 0 Common: 14,389 PRINTED 11/17/2026 BY SYS