LOT 12A BLOCK 1 OAK RIDGE S/D S/
COR OF SW1/4 OF SW1/4, N 395.94
87.50 FT, N 131.5 FT, E 87.5 FT,

DONESTEVEZ CARLOS E JR
708 NW GWEN LAKE AVE
LAKE CITY, FL 32055-2570

2027

30-3S-17-05867-009

BUILDING CHARACTERISTICS

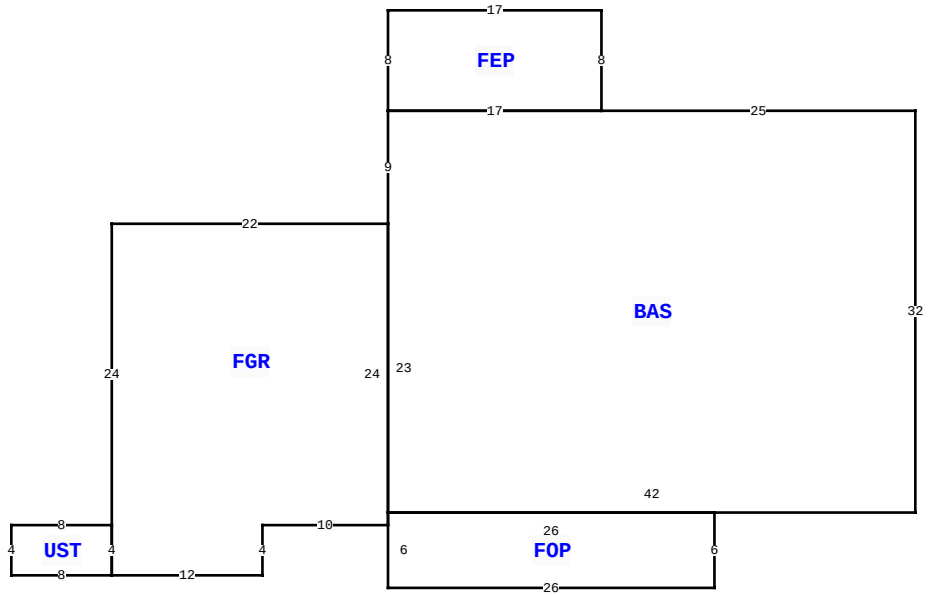
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,344	100		1,344	105,950
FEP	136	80		109	8,593
FGR	576	55		317	24,990
FOP	156	30		47	3,705
UST	32	45		14	1,104
TOTALS	2,244			1,831	144,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	110.2500	121.28	222,064	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1344 HX Base Yr 2014



708 NW GWEN LAKE AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		144,342
TOTAL MARKET OB/XF VALUE		1,355
TOTAL LAND VALUE - MARKET		14,381
TOTAL MARKET VALUE		160,078
SOH/AGL Deduction		69,344
ASSESSED VALUE		90,734
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,323
TOTAL JUST VALUE		160,078
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/1045	5/06/2013	WD	Q	I	01	81,900
GRANTOR: DARLENE S CRAWFORD &						
GRANTEE: CARLOS E DONESTEVEZ						
1199/0876	8/06/2010	WD	U	I	14	100
GRANTOR: MARTHA F SPURLING (RE						
GRANTEE: DARLENE S CRAWFORD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FEP= N8 W17 S8 E17$ W17 S9 FGR= W22 S24 UST= W8 S4 E8 N4$ S4 E12 N4 E10 N24$ S23 FOP= S6 E26 N6 W26$ E42 N32$.

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	800	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
3	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	35	1993	1993	3	35	105	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,355

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	11,505.03	SF		1.00	1.00	1.00	1.25	1.25	14,381							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.26 Total Land Value: 14,381 Market: 0 Agricultural: 0 Common: 14,381 PRINTED 11/17/2026 BY SYS