LOT 12 BLK 2 OAK RIDGE UNIT 1.

361-820, 805-279, 824-331, 826-1

THORNTON BARBARA E
652 NW GWEN LAKE AVE
LAKE CITY, FL 32055

**2027**

**30-3S-17-05870-007**

## BUILDING CHARACTERISTICS

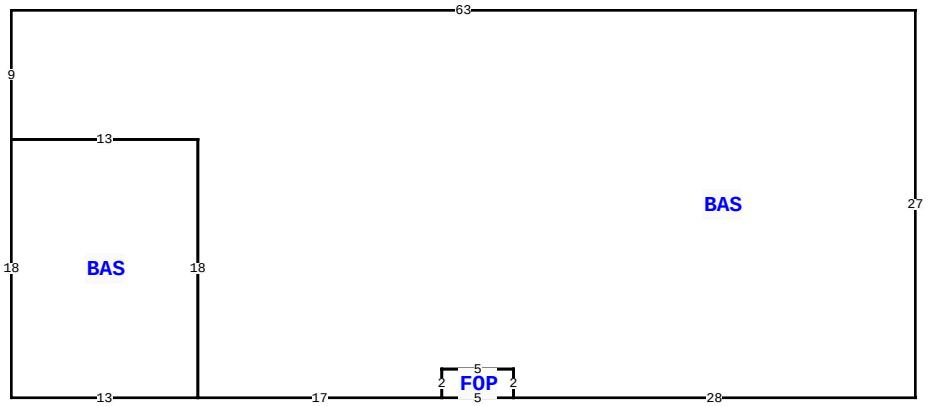
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 | 06 | 06 |
| 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 | 234 | 100 | | 234 | 21,322 |
| BAS | 1,457 | 100 | | 1,457 | 132,761 |
| FOP | 10 | 30 | | 3 | 274 |
| TOTALS | 1,701 | | | 1,694 | 154,356 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,694 | 118.3350 | 130.17 | 220,508 | 1976 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1691 HX Base Yr 2006




652 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 | 600 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,260.00 | UT | 2.00 | 2.00 | 70 | 2011 | 2011 | 3 | 70 | 1,764 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 400 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 154,356 |
| TOTAL MARKET OB/XF VALUE | | 3,164 |
| TOTAL LAND VALUE - MARKET | | 14,381 |
| TOTAL MARKET VALUE | | 171,901 |
| SOH/AGL Deduction | | 47,088 |
| ASSESSED VALUE | | 124,813 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 68,402 |
| TOTAL JUST VALUE | | 171,901 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 174,711 |

SALE:3:1: $.70 STAMPS

SALE:1:1: LOT 12 BLK 2 OAK RIDGE S/D UNIT 1

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046346 | Roof Replacement | 6,000 | 01/24/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1577/343 | 9/08/2026 | LE | U | I | 14 | 100 |
| GRANTOR: THORNTON BARBARA E (E | | | | | | |
| GRANTEE: THORNTON JAMES DEAN | | | | | | |
| 1034/1865 | 12/30/2004 | WD | Q | I | | 105,000 |
| GRANTOR: STILES | | | | | | |
| GRANTEE: THORNTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W63 S9 BAS= S18 E13 N18W13$ E13 S18 E17 FOP= E5 N2 W5 S2$ N2 E5 S2 E28 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 3,164

| 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 | | | 0.00 | 0.00 | 11,505.03 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 14,381 | | | | | | | |

REVIEW DATE 02/01/2023 BY JS Total Acres: 0.26 Total Land Value: 14,381 Market: 0 Agricultural: 0 Common: 14,381 PRINTED 11/17/2026 BY SYS