

LOT 5 BLOCK 1 UNIT 1 GWEN LAKE E  
736-371, WD 1044-2596, WD 1256-7

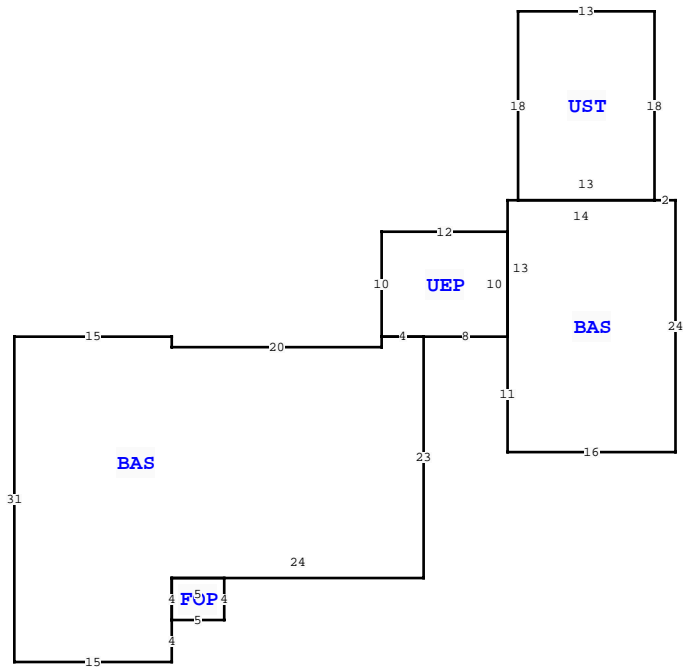
WILLIAMS KODY  
633 NW PALM DR  
LAKE CITY, FL 32055

**2026**

31-3S-17-05969-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	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	31317.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	384	100	
BAS	997	100	
FOP	20	30	
UEP	120	60	
UST	234	45	
TOTALS	1,755		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,564	126.4800	141.66	221,556	1950	1990	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 1381 HX Base Yr											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0296	SHED METAL	0.00
4	0120	CLFENCE 4	0.00
TOTALS			1,564

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2016
4	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2016
TOTALS											

LAND DESCRIPTION		LAND USE	
L N	USE CODE	CLS	DESCRIPTION
1	0100	C	SFR

L N	USE CODE	CLS	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	0		*RSF-1	0.00	0.00	13,799.28	SF		1.00	1.00	1.00	1.25	1.25	17,249							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		144,011
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		17,249
TOTAL MARKET VALUE		164,210
SOH/AGL Deduction		0
ASSESSED VALUE		164,210
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		164,210
TOTAL JUST VALUE		164,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
76	MAINT/ALTR	50	03/03/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/2642	1/23/2023	WD Q	Q	I	01	190,000
GRANTOR: WENDORFF DONNA LEE						
GRANTEE: WILLIAMS KODY						
1293/0392	4/20/2015	WD Q	Q	I	01	99,000
GRANTOR: NORMA H CAMPBELL TRUS						
GRANTEE: DONNA LEE WENDORFF						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 N1 W15 S31 E15 N4 FOP= E5 N4 W5 S4\$ N4 E24 N23 UEP= E8 BAS= S11 E16 N24 W2 UST= N18 W13 S18 E13 \$ W14 S13\$ N10 W12 S10 E4\$ W4 S1\$.	