LOT 7 BLOCK 1 UNIT 1 GWEN LAKE E
743-199, 755-1974, 846-1983, 860

VILLAR ANDRES R/VILLAR REBECCA K
789 W DUVAL ST
LAKE CITY, FL 32055

2026

31-3S-17-05970-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0
TOTAL MARKET OB/XF VALUE	11,681
TOTAL LAND VALUE - MARKET	13,500
TOTAL MARKET VALUE	25,181
SOH/AGL Deduction	0
ASSESSED VALUE	25,181
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,181
TOTAL JUST VALUE	25,181
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0909/2186	8/23/2000	WD	Q	V		179,000
GRANTOR: FORD & WILLAIMS AS CO						
GRANTEE: ANDRES & REBECCA VI						
0846/1983	9/25/1997	WD	Q	V	04	0
GRANTOR: MHATRE						
GRANTEE: FORD & WILLIAMS CO-						

BUILDING NOTES

BUILDING DIMENSIONS

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	0169	FENCE/WOOD	0	0	0	0	180.00	UT	7.50	7.50	100	2002	2002	3	100	1,350	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	800	
3	0260	PAVEMENT-A	0	0	0	0	6,096.00	UT	1.10	1.10	100	2002	2002	3	100	6,706	
4	0169	FENCE/WOOD	0	0	0	0	105.00	UT	15.00	15.00	100	2002	2002	3	100	1,575	
5	0166	CONC,PAVMT	0	0	0	0	625.00	UT	2.00	2.00	100	2002	2002	3	100	1,250	

LAND DESCRIPTION

TOTAL OB/XF 11,681

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	1001	C	MISC COMMERC	0		*RSF-1	0.00	0.00	17,999.83	SF		1.00	1.00	0.50	1.50	0.75	13,500							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.41 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 06/23/2026 BY SYS