

LOT 11 BLOCK 2 UNIT 1 GWEN LAKE  
486-572, 781-1833, 788-1101, CT

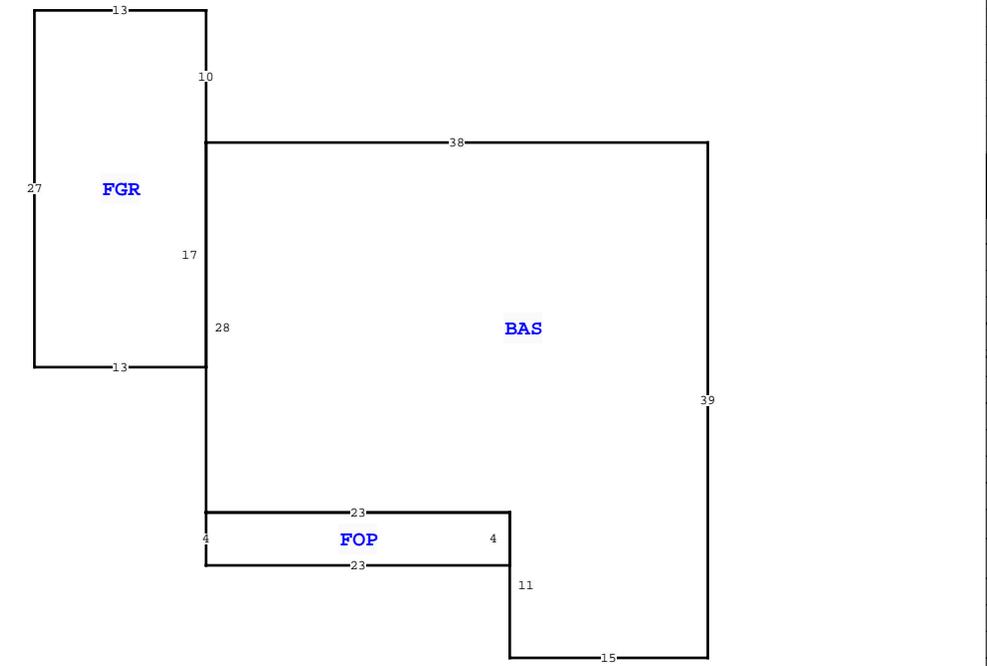
HALLEY-LANE MELISSA F/HONS WAYNE LEROY  
433 NW PALM DR  
LAKE CITY, FL 32055

**2026**

31-3S-17-05979-000  
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 60
Interior Floor	12	HARDWOOD 20
Interior Floor	15	HARDTILE 20
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2022									Heated Area: 1229	HX Base Yr 2022



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,229	100		1,229	156,764
FGR	351	55		193	24,618
FOP	92	30		28	3,571
<b>TOTALS</b>	<b>1,672</b>			<b>1,450</b>	<b>184,953</b>

433 NW PALM DR, LAKE CITY

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

L N	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	0258	PATIO	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	1,000	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 1,700

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE 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	100		*RSF-2	0.00	0.00	10,247.32	SF		1.00	1.00	1.38	1.50	2.07	21,212							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	184,953		
TOTAL MARKET OB/XF VALUE	1,700		
TOTAL LAND VALUE - MARKET	21,212		
TOTAL MARKET VALUE	207,865		
SOH/AGL Deduction	32,433		
ASSESSED VALUE	175,432		
TOTAL EXEMPTION VALUE	HX HB VX 56,411		
BASE TAXABLE VALUE	119,021		
TOTAL JUST VALUE	207,865		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	199,109		
SALE:2:1: LOT 11 BLK 2 GWEN LAKE ESTATES UNIT 1			
SALE:1:1: LOT 11 BLOCK 2 GWEN LAKE ESTATES UNIT 1			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1712	9/16/2021	WD	Q	I	01	200,000
GRANTOR: PEACE MATTHEW R						
GRANTEE: HALLEY-LANE MELISSA						
1156/1145	8/11/2008	WD	Q	I		145,000
GRANTOR: AMANDA LEIGH HUNT						
GRANTEE: MATTHEW R PEACE						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W38 FGR= N10 W13 S27 E13 N17\$ S28 FOP= S4 E23 N4 W23\$ E23 S11E15 N39\$.																