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

2027

31-3S-17-05979-000

BUILDING CHARACTERISTICS

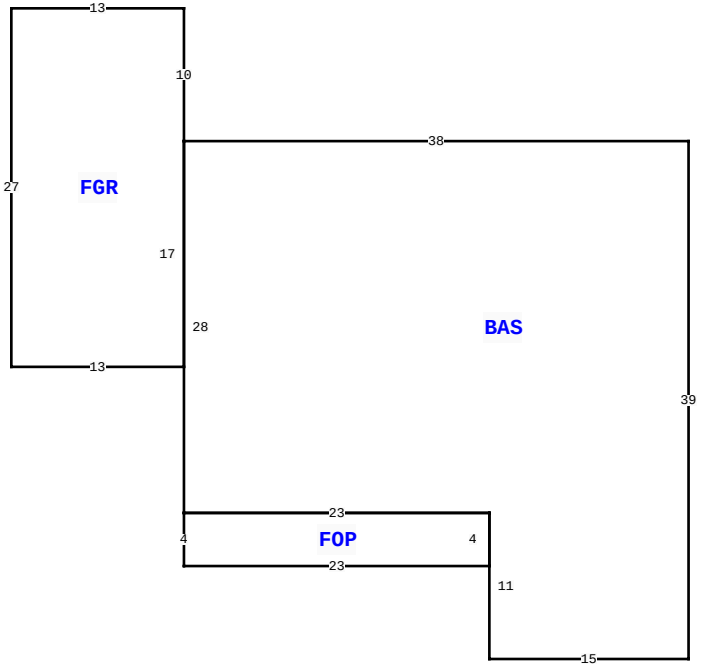
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	12	HARDWOOD 20
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,229	100		1,229	151,264
FGR	351	55		193	23,755
FOP	92	30		28	3,446
TOTALS	1,672			1,450	178,464

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,450	135.5120	149.06	216,137	1964	2008	0	0	0	17.43	82.57

1 SINGLE FAM 100% - 2022 Heated Area: 1229 HX Base Yr 2022



433 NW PALM DR, 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		178,464
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		21,212
TOTAL MARKET VALUE		201,376
SOH/AGL Deduction		20,681
ASSESSED VALUE		180,695
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		124,284
TOTAL JUST VALUE		201,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,620

SALE:2:1: LOT 11 BLK 2 GWEN LAKE ESTATES UNIT 1

SALE:1:1: LOT 11 BLOCK 2 GWEN LAKE ESTATES UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
653	MAINT/ALTR	0	08/01/2016
389	MAINT/ALTR	50	09/10/2013

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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		*RSF-2	0.00	0.00	10,247.32	SF		1.00	1.00	1.38	1.50	2.07	21,212							

REVIEW DATE 11/23/2021 BY CP Total Acres: 0.24 Total Land Value: 21,212 Market: 0 Agricultural: 0 Common: 21,212 PRINTED 11/17/2026 BY SYS