

LOT 15 BLOCK 2 UNIT 1 GWEN LAKE  
492-633, 655-702, 675-384, 678-4

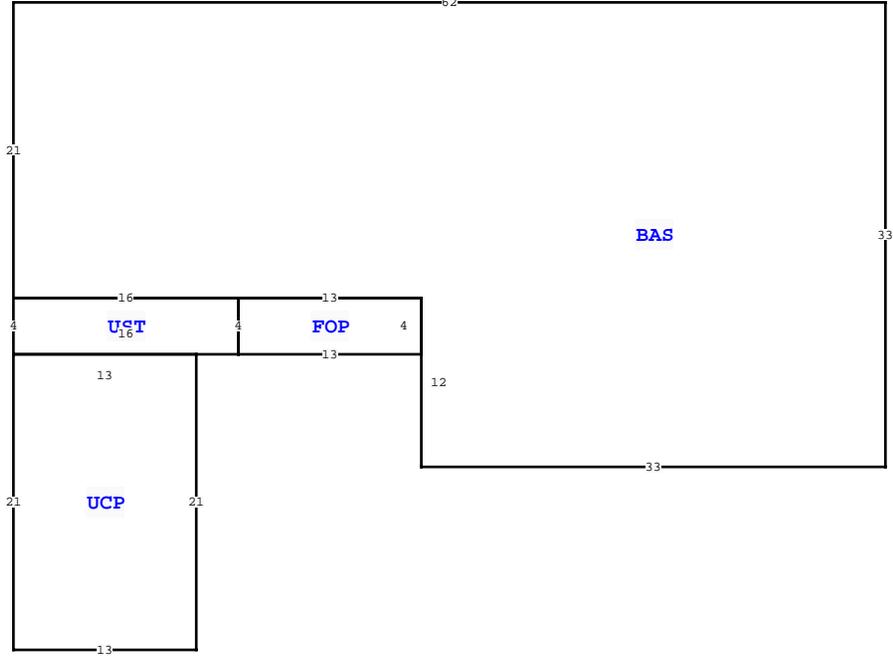
FORSYTH JOHN/FORSYTH DENISE  
1043 NW EADIE ST  
LAKE CITY, FL 32055-3267

**2026**

31-3S-17-05981-001  
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	60
Roof Cover	03	COMP SHNGL	40
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	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 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	1,698	100	
FOP	52	30	
UCP	273	20	
UST	64	45	
TOTALS	2,087		

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%	2015								
				Heated Area:	1698			HX Base Yr	2015		



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		161,748
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		16,344
TOTAL MARKET VALUE		179,592
SOH/AGL Deduction		84,504
ASSESSED VALUE		95,088
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		38,677
TOTAL JUST VALUE		179,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/28	1/08/2025	LE	U	I	14	100
GRANTOR: FORSYTH JOHN						
GRANTEE: FORSYTH JOHN (H) (EN)						
1278/2161	5/08/2014	QC	U	I	11	100
GRANTOR: DWIGHT FORSYTH (MARRI)						
GRANTEE: JOHN FORSYTH (SINGL)						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	OB/XF VALUE
1	0166	CONC, PAVMT	800
2	0258	PATIO	400
3	0120	CLFENCE	300

TOTAL OB/XF																
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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0120	CLFENCE	4	0	100	0	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W62 S21 UST= S4 UCP= S21 E13 N21 W13\$ E16 N4 W16\$ E16  
FOP= S4 E13 N4 W13\$ E13 S12 E33 N33\$.

LAND DESCRIPTION		TOTAL OB/XF																						
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	13,075.58	SF		1.00	1.00	1.00	1.25	1.25	16,344							