LOT 2 BLOCK 3 UNIT 1 GWEN LAKE ESTATES S/D.

PARKS JORDAN M
9302 N US HIGHWAY 441
LAKE CITY, FL 32055

2027

31-3S-17-05989-000

BUILDING CHARACTERISTICS

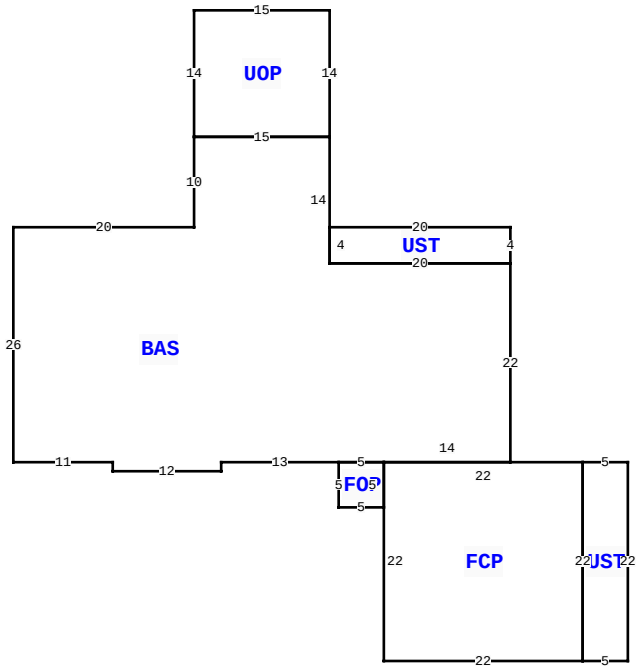
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	1,512	100		1,512	118,702
FCP	484	25		121	9,499
FOP	25	30		8	628
UOP	210	20		42	3,297
UST	80	45		36	2,826
UST	110	45		50	3,925
TOTALS	2,421			1,769	138,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	109.8000	120.78	213,660	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 1512 HX Base Yr



688 NW PALM DR, LAKE CITY

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	138,879
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	16,197
TOTAL MARKET VALUE	155,376
SOH/AGL Deduction	0
ASSESSED VALUE	155,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,376
TOTAL JUST VALUE	155,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/1010	9/28/2012	WD	Q	I	01	74,000
GRANTOR: JANE B MCCLELLAND						
GRANTEE: JORDAN M PARKS						
0577/0702	11/01/1985	WD	Q	I		37,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N14 W15 S14 E15$ BAS= W15 S10 W20 S26 E11 S1 E12 N1 E13 FOP= S5 E5 N5 W5 $ E5 FCP= S22 E22 UST= E5 N22 W5 S22$ N22 W22$ E14 N22 UST= N4W20 S4 E20$ W20 N14$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0		*RSF-2	0.00	0.00	10,798.10	SF		1.00	1.00	1.00	1.50	1.50	16,197							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.25 Total Land Value: 16,197 Market: 0 Agricultural: 0 Common: 16,197 PRINTED 11/17/2026 BY SYS