LOTS 9 & 10 & W 25 FT OF LOT 8 B
GWEN LAKE ESTATES S/D.

JOHNSON ASHLEY MARIE
825 NW TURNER AVE, APT 102
LAKE CITY, FL 32055

2027

31-3S-17-05994-000

BUILDING CHARACTERISTICS

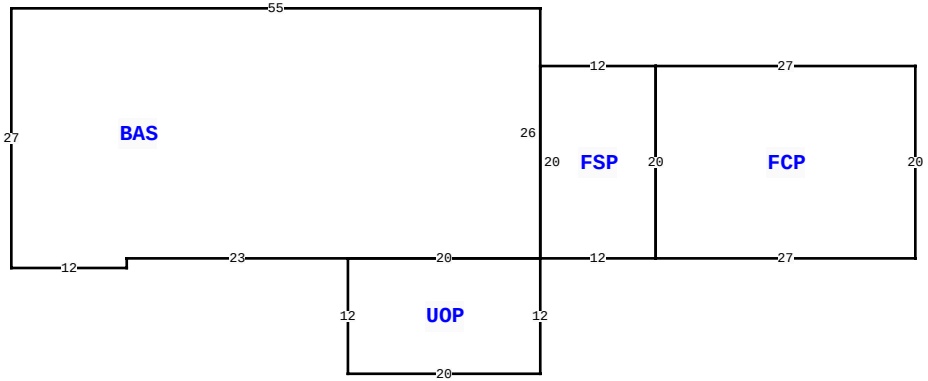
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	04	04
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	1,442	100		1,442	112,495
FCP	540	25		135	10,532
FSP	240	40		96	7,489
UOP	240	20		48	3,745
TOTALS	2,462			1,721	134,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	109.1132	120.02	206,554	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1442 HX Base Yr



343 NW WILLOW TER, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0166	CONC,PAVMT	0	0	0	0	270.00	UT	1.50	1.50	100	1993	1993	3	100	405	
6	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	134,260
TOTAL MARKET OB/XF VALUE	3,155
TOTAL LAND VALUE - MARKET	33,336
TOTAL MARKET VALUE	170,751
SOH/AGL Deduction	0
ASSESSED VALUE	170,751
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,751
TOTAL JUST VALUE	170,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,201

PRMT:1:1: CARPORT ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045521	Roof Replacement	12,600	09/21/2022
451	ADDN SFR	35	06/05/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/2440	7/09/2024	WD	Q	I	01	189,900
GRANTOR: GONZALES REGINA C						
GRANTEE: JOHNSON ASHLEY MARI						
1080/0364	3/31/2006	WD	Q	I	06	100
GRANTOR: DAVID J GONZALES						
GRANTEE: REBINA C GONZALES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S27 E12 N1 E23 UOP= S12 E20 N12 W20$ E20 FSP= E12
FCP= E27 N20 W27 S20$ N20 W12 S20$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 3,155

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	30,305.72	SF		1.00	1.00	1.00	1.10	1.10	33,336							

REVIEW DATE 09/10/2024 BY TP Total Acres: 0.70 Total Land Value: 33,336 Market: 0 Agricultural: 0 Common: 33,336 PRINTED 11/17/2026 BY SYS