ALL LAND COVERED BY GWEN LAKE AND PARK AREA & DRAINAGE EASEMENTS IN GWEN LAKE ESTATES PER

CITY OF LAKE CITY
P O BOX
LAKE CITY, FL 32055

2026

31-3S-17-06000-999

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL IMP-EX	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		56,037
TOTAL MARKET VALUE		56,037
SOH/AGL Deduction		24,536
ASSESSED VALUE		31,501
TOTAL EXEMPTION VALUE	04	31,501
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		56,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		28,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	8900	C	MUNICIPAL	0			0.00	0.00	32,235.00	SF		1.00	1.00	0.85	2.00	1.70	54,800							
2	9540	C	LAKE BOTTOM	0			0.00	0.00	7.07	AC		1.00	1.00	1.00	175.00	175.00	1,237							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 7.81 Total Land Value: 56,037 Market: 0 Agricultural: 0 Common: 56,037 PRINTED 06/10/2026 BY SYS