LOT 9 BLOCK 4 UNIT 2 GWEN LAKE ESTATES S/D.
518-572, 698-110, 751-1804,

MENDIBLES CAROL JOYCE
926 NW ASHLEY ST
LAKE CITY, FL 32055-2506

2026

31-3S-17-06005-000

BUILDING CHARACTERISTICS

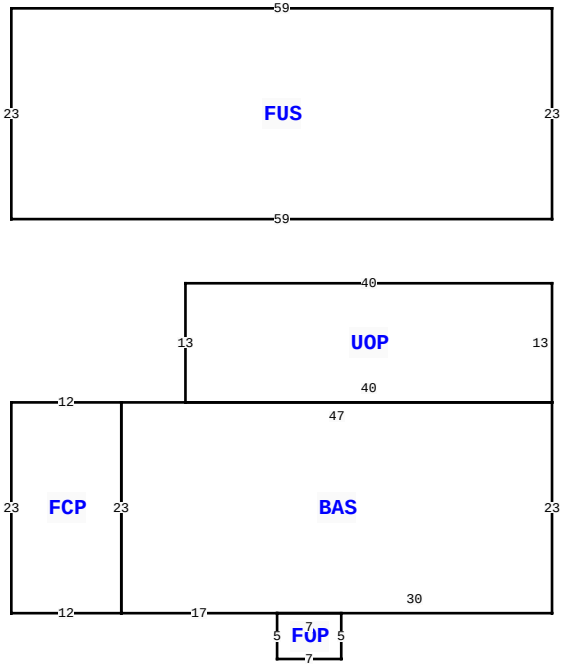
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	2.	2. 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	1,081	100		1,081	87,733
FCP	276	25		69	5,600
FOP	35	30		10	812
FUS	1,357	100		1,357	110,133
UOP	520	20		104	8,440
TOTALS	3,269			2,621	212,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,621	111.4848	124.86	327,258	1956	1965	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 2438 HX Base Yr



926 NW ASHLEY ST, 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	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	212,718
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	33,964
TOTAL MARKET VALUE	246,782
SOH/AGL Deduction	7,097
ASSESSED VALUE	239,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,685
TOTAL JUST VALUE	246,782
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,800

SALE:5:1: BARBARA IS REAL ESTATE AGENT - WHEELS &

SALE:4:1: CERTIFICATE OF TITLE

SALE:3:1: LOT 9 BLK 4 GWEN LAKE ESTATES UNIT 2

SALE:2:1: LOT 9 BLK 4 GWEN LAKE ESTATES UNIT 2.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
376	REMODEL	0	02/15/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/0506	8/11/2020	WD	Q	I	01	165,000
GRANTOR: THOMAS J DUNCAN						
GRANTEE: CAROL JOYCE MENDIBL						
1310/1550	3/01/2016	LE	U	I	14	100
GRANTOR: LEROY W CLARK						
GRANTEE: LEROY W CLARK (LIFE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N13 W40 S13 E40$ BAS= W47 FCP= W12 S23 E12 N23$ S23E17 FOP= S5 E7 N5 W7$ E30 N23$ PTR=N20 FUS= N23 W59 S23 E59$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 100

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	0133	C	SFR LAKE	0		*RSF-1	0.00	0.00	16,981.90	SF		1.00	1.00	1.00	2.00	2.00	33,964							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.39 Total Land Value: 33,964 Market: 0 Agricultural: 0 Common: 33,964 PRINTED 06/10/2026 BY SYS