A PORTION OF LOT 11 GWEN LAKE ESTATES UNIT 2 DESC AS: BEG NE COR OF SAID BLOCK 4, RUN S

HAIR TRACIE L
P O BOX 342
LAKE CITY, FL 32056-0342

2027

31-3S-17-06006-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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

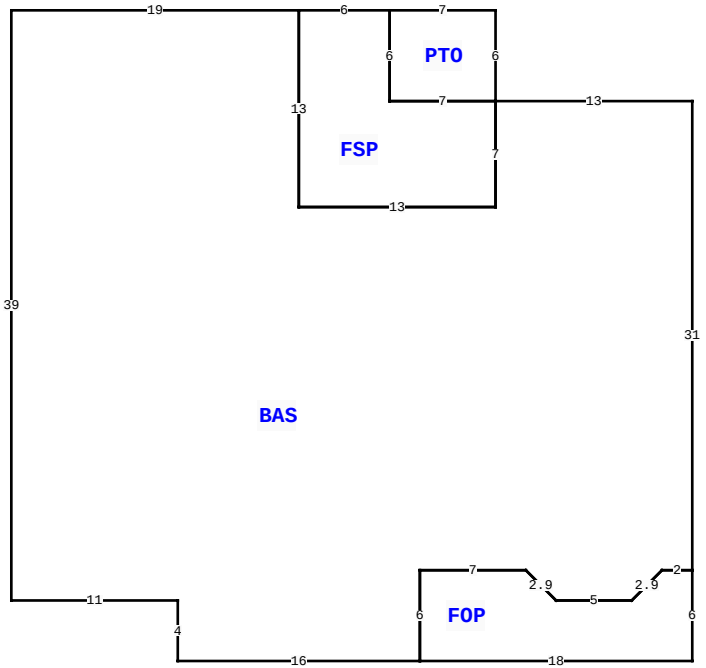
NEIGHBORHOOD/LOC 31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100		1,550	137,380
FOP	94	30		28	2,482
FSP	127	40		51	4,520
PTO	42	5		2	177
TOTALS	1,813			1,631	144,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	117.1980	128.92	210,269	2000	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2001 Heated Area: 1550 HX Base Yr 2001



840 NW ASHLEY ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		144,560
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		43,315
TOTAL MARKET VALUE		190,075
SOH/AGL Deduction		68,136
ASSESSED VALUE		121,939
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,528
TOTAL JUST VALUE		190,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1725	SFR	353	01/21/2000
00532			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
893/2072	12/16/1999	QC	U	I	11	100
GRANTOR: HAIR JUDY L						
GRANTEE: HAIR TRACIE L						
0892/0979	11/29/1999	QC	Q	V	01	100
GRANTOR: JUDY HAIR & JAMES HAI						
GRANTEE: TRACIE HAIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 PTO= N6 W7 S6 E7$FSP= W7 N6 W6 S13 E13 N7 $ S7 W13 N13 W19 S39 E11 S4 E16 FOP= E18 N6 W2 D2 L2 W5 L2 U2 W7 S6$ N6 E7 D2 R2 E5 R2 U2 E2 N31$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	100			0.00	0.00	21,657.49	SF		1.00	1.00	1.00	2.00	2.00	43,315							

REVIEW DATE 08/15/2016 BY DF Total Acres: 0.50 Total Land Value: 43,315 Market: 0 Agricultural: 0 Common: 43,315 PRINTED 11/17/2026 BY SYS