

BEG SW COR OF LOT 2 BLOCK 5  
 UNIT 2 GWEN LAKE ESTATES S/D,  
 RUN E 169.22 FT, N 115 FT, W

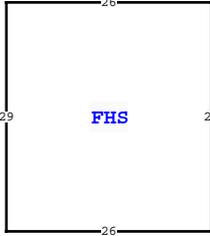
FRANCIS AMELIA SUZANNE  
 364 NW INDIAN POND CT  
 LAKE CITY, FL 32055

**2026**

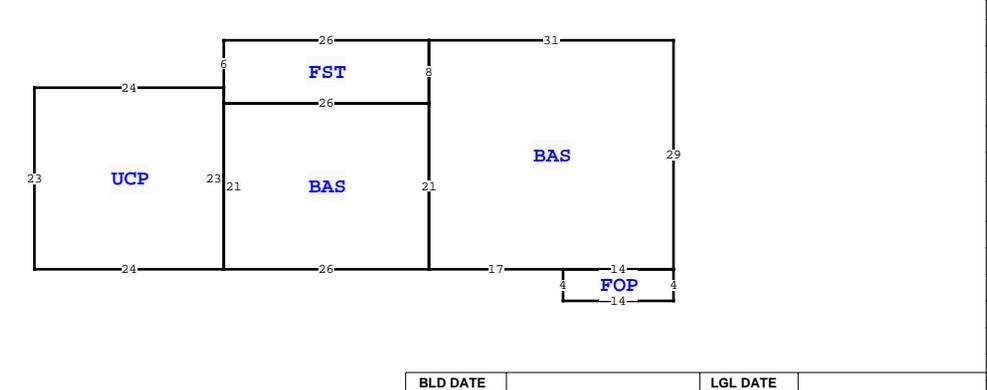
31-3S-17-06008-001  


| BUILDING CHARACTERISTICS |                    |
|--------------------------|--------------------|
| ELEMENT                  | CD CONSTRUCTION    |
| Exterior Wall            | 19 COMMON BRK 60   |
| Exterior Wall            | 05 AVERAGE 40      |
| Roof Structure           | 03 GABLE/HIP 100   |
| Roof Cover               | 12 MODULAR MT 100  |
| Interior Wall            | 05 DRYWALL 100     |
| Interior Floor           | 14 CARPET 90       |
| Interior Floor           | 08 SHT VINYL 10    |
| Air Condition            | 03 CENTRAL 100     |
| Heating Type             | 04 AIR DUCTED 100  |
| Bedrooms                 | 3 100              |
| Bathrooms                | 2 100              |
| Frame                    | 01 NONE 100        |
| Stories                  | 1.5 1.5 100        |
| Architectual             | 05 CONV 100        |
| Units                    | 0 100              |
| Condition Adj            | 02 02 100          |
| Kitchen Adjus            | 01 01 100          |
| Quality                  | 05 05              |
| DOR CODE                 | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |    |       |        |  |  |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|--|--|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | AP | NORM  | % COND |  |  |
| 0100   | 01  | 2,138     | 103.7648    | 116.22         | 248,478        | 1978 | 1978 | 0    | 0    | 20 | 35.00 | 45.00  |  |  |
| 1 SINGLE FAM 0% - 0 Heated Area: 2199 HX Base Yr |     |           |             |                |                |      |      |      |      |    |       |        |  |  |



| 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              | 546              | 100         |      | 546          | 28,555               |
| BAS              | 899              | 100         |      | 899          | 47,017               |
| FHS              | 754              | 60          |      | 452          | 23,639               |
| FOP              | 56               | 30          |      | 17           | 889                  |
| FST              | 208              | 55          |      | 114          | 5,962                |
| UCP              | 552              | 20          |      | 110          | 5,753                |
| TOTALS           | 3,015            |             |      | 2,138        | 111,815              |



| COLUMBIA COUNTY PROPERTY  |              | PAGE 1 of 1 | 1        |
|---------------------------|--------------|-------------|----------|
| VALUATION SUMMARY         |              |             |          |
| VALUATION BY              | Tax Group: 1 | Tax Dist:   | STANDARD |
| BUILDING MARKET VALUE     | 111,815      |             |          |
| TOTAL MARKET OB/XF VALUE  | 2,600        |             |          |
| TOTAL LAND VALUE - MARKET | 18,495       |             |          |
| TOTAL MARKET VALUE        | 132,910      |             |          |
| SOH/AGL Deduction         | 0            |             |          |
| ASSESSED VALUE            | 132,910      |             |          |
| TOTAL EXEMPTION VALUE     | 0            |             |          |
| BASE TAXABLE VALUE        | 132,910      |             |          |
| TOTAL JUST VALUE          | 132,910      |             |          |
| NCON VALUE                | 0            |             |          |
| INCOME VALUE              | 0            |             |          |
| PREVIOUS YEAR MKT VALUE   | 132,910      |             |          |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1286/1293                      | 12/18/2014 | QC        | U   | I   | 11     | 100        |
| GRANTOR: KATHERYN LYNN HIZER   |            |           |     |     |        |            |
| GRANTEE: AMELIA SUZANNE FRAN   |            |           |     |     |        |            |
| 1271/1133                      | 12/23/2013 | WD        | U   | I   | 12     | 35,300     |
| GRANTOR: BANK OF NEW YORK AS T |            |           |     |     |        |            |
| GRANTEE: KATHERYN LYNN HIZER   |            |           |     |     |        |            |

| EXTRA FEATURES |            | 1169 NW EADIE ST, LAKE CITY |                |
|----------------|------------|-----------------------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION                 | ADJ UNIT PRICE |
| 1              | 0166       | CONC,PAVMT                  | 0.00           |
| 2              | 0180       | FPLC 1STRY                  | 2,000.00       |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | 04/27/2022 | MLU |
|----------|---------|----------|----------|-----------|---------|------------|-----|
|----------|---------|----------|----------|-----------|---------|------------|-----|

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W31 FST= W26 S6 UCP= W24 S23 E24 N23\$ S2 E26 N8\$ S8 BAS= W26 S21 E26 N21\$ S21 E17 FOP= S4 E14 N4 W14\$E14 N29\$ PTR=N20 FHS= N29 W26 S29E26\$ S20\$. |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        | TOTAL OB/XF |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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-1   | 0.00  | 0.00  | 19,468.35   | SF        |     | 1.00     | 1.00   | 1.00        | 0.95       | 0.95           | 18,495     |                             |      |         |      |     |    |        |