

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

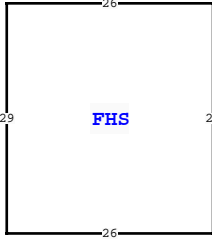
FRANCIS AMELIA SUZANNE
 364 NW INDIAN POND CT
 LAKE CITY, FL 32055

2026

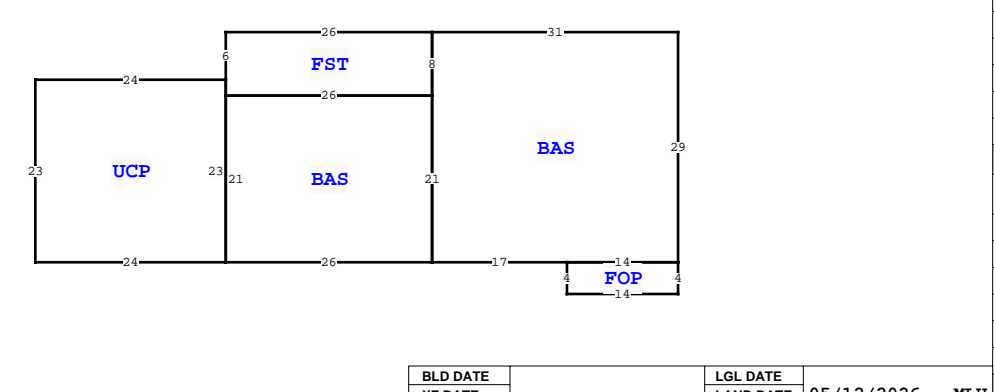
31-3S-17-06008-001


BUILDING CHARACTERISTICS	
ELEMENT	CD
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
Architectural	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			24,335
TOTAL MARKET VALUE			138,750
SOH/AGL Deduction			25
ASSESSED VALUE			138,725
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			138,725
TOTAL JUST VALUE			138,750
NCON VALUE			0
INCOME VALUE			
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		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
L	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	600	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

TOTAL OB/XF														2,600
1169 NW EADIE ST, LAKE CITY														
05/12/2026 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	1.25	1.25	24,335							