LOT 5 BLOCK 5 UNIT 2 GWEN LAKE E

836-693, 882-943, 910-1717, 970-

WATERS STACEY/FARMER ROBERT
2039 PALO ALTO
LADY LAKE, FL 32159

2027

31-3S-17-06010-000

BUILDING CHARACTERISTICS

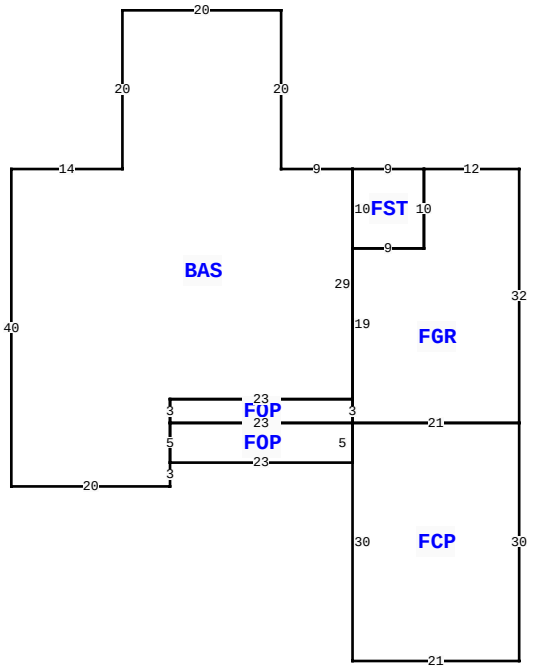
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	04	SINGLE SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,867	100		1,867	85,687
FCP	630	25		158	7,251
FGR	582	55		320	14,687
FOP	69	30		21	964
FOP	115	30		34	1,561
FST	90	55		50	2,295
TOTALS	3,353			2,450	112,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,450	92.7213	101.99	249,876	1965	1975	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2026 Heated Area: 1867 HX Base Yr



474 NW SHELBY TER, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	112,444
TOTAL MARKET OB/XF VALUE	1,650
TOTAL LAND VALUE - MARKET	19,282
TOTAL MARKET VALUE	133,376
SOH/AGL Deduction	0
ASSESSED VALUE	133,376
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,376
TOTAL JUST VALUE	133,376
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,426

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2552	2/04/2025	WD	U	I	38	161,000
GRANTOR: MCCLAIN JUANITA						
GRANTEE: WATERS STACEY						
1359/0139	5/02/2018	LE	U	I	14	100
GRANTOR: JUANITA D MCCLAIN (LE						
GRANTEE: EMERSON, CALDWELL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S20 W14 S40 E20 N3 FOP= E23 N5 W23 S5$ N5 FOP= E23 N3 W23 S3$ N3 E23 FGR= S3 FCP= S30 E21 N30 W21$ E21 N32 W12FST= W9 S10 E9 N10$ S10 W9 S19$ N29W9N20$.

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	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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	0100	C	SFR	0		*RSF-3	0.00	0.00	15,425.93	SF		1.00	1.00	1.00	1.25	1.25	19,282							

REVIEW DATE 05/09/2025 BY TP Total Acres: 0.35 Total Land Value: 19,282 Market: 0 Agricultural: 0 Common: 19,282 PRINTED 11/17/2026 BY SYS