

LOT 6 BLOCK 5 UNIT 2 GWEN LAKE E
316-83, DC 907-296, WD 998-1550,

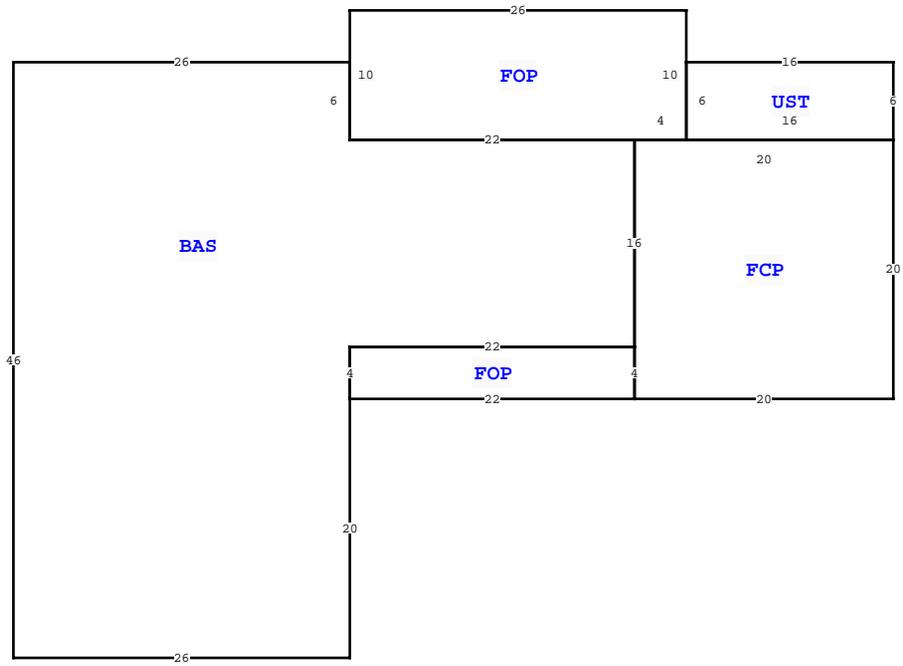
MARTZ AMANDA
599 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06011-000
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	04	SINGLE	SID 60
Exterior Wall	19	COMMON	BRK 40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	01	01	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
BAS	1,548	100	
FCP	400	25	
FOP	88	30	
FOP	260	30	
UST	96	45	
TOTALS	2,392		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,795	71.8960	80.52	144,533	1962	1962	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026 Heated Area: 1548 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	93,946	
TOTAL MARKET OB/XF VALUE	5,878	
TOTAL LAND VALUE - MARKET	14,113	
TOTAL MARKET VALUE	113,937	
SOH/AGL Deduction	0	
ASSESSED VALUE	113,937	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	113,937	
TOTAL JUST VALUE	113,937	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	143,608	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/674	10/30/2025	WD	U	I	37	68,800
GRANTOR: PARK RANCE						
GRANTEE: MARTZ AMANDA						
1294/1435	5/07/2015	WD	Q	I	01	83,000
GRANTOR: CALEY FAMILY PROPERTI						
GRANTEE: RANCE PARK						

EXTRA FEATURES		486 NW SHELBY TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0258	PATIO	2.50
3	0296	SHED METAL	5.00
4	0252	LEAN-TO W/	2.00
5	0294	SHED WOOD/	7.50
6	0060	CARPORT F	5.00
7	0296	SHED METAL	5.00
8	0296	SHED METAL	5.00

TOTAL OB/XF												5,878				
L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0258	PATIO	0	0	4	32.00	UT	2.50	2.50	100	0	0	3	100	80	
3	0296	SHED METAL	0	0	10	100.00	UT	5.00	5.00	100	0	0	3	100	500	
4	0252	LEAN-TO W/	0	0	12	144.00	UT	2.00	2.00	100	0	0	3	100	288	
5	0294	SHED WOOD/	0	0	14	168.00	UT	7.50	7.50	100	0	0	3	100	1,260	
6	0060	CARPORT F	0	0	18	540.00	UT	5.00	5.00	100	2003	2003	3	100	2,700	
7	0296	SHED METAL	0	0	8	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	
8	0296	SHED METAL	0	0	8	80.00	UT	5.00	5.00	100	2003	2003	3	100	400	

BUILDING NOTES	
BAS= W26 S46 E26 N20 FOP= E22 N4 W22 S4\$ N4 E22 FCP= S4E20 N20 W20 S16\$ N16 FOP= E4 UST= E16 N6 W16 S6\$ N10 W26 S10 E22\$ W22 N6\$.	

BUILDING DIMENSIONS	
BAS= W26 S46 E26 N20 FOP= E22 N4 W22 S4\$ N4 E22 FCP= S4E20 N20 W20 S16\$ N16 FOP= E4 UST= E16 N6 W16 S6\$ N10 W26 S10 E22\$ W22 N6\$.	

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-3	0.00	0.00	14,855.60	SF		1.00	1.00	1.00	0.95	0.95	14,113							