LOT 14 BLOCK 5 UNIT 2 GWEN LAKE

471-723, 809-2176, 879-2224, CT

SOSEBEE SARA
559 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2027

31-3S-17-06018-000

BUILDING CHARACTERISTICS

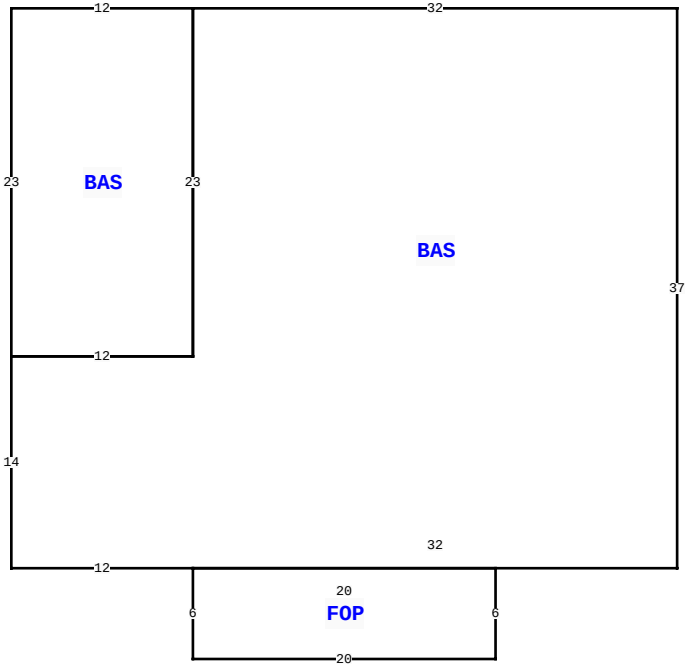
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	276	100		276	23,524
BAS	1,352	100		1,352	115,230
FOP	120	30		36	3,068
TOTALS	1,748			1,664	141,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,664	112.7000	123.97	206,286	1960	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 1628 HX Base Yr



559 NW GWEN LAKE AVE, LAKE CITY

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

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	200.00	200.00	75	1993	1993	3	75	150	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0262	PRCH,FOP	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	141,822
TOTAL MARKET OB/XF VALUE	3,250
TOTAL LAND VALUE - MARKET	18,692
TOTAL MARKET VALUE	163,764
SOH/AGL Deduction	0
ASSESSED VALUE	163,764
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,764
TOTAL JUST VALUE	163,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
969	MAINT/ALTR	0	12/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1981	8/20/2025	WD	Q	I	01	222,000
GRANTOR: TOLLEY HAILEY						
GRANTEE: SOSEBEE SARA						
1531/2195	12/03/2024	GD	U	I	19	100
GRANTOR: TOLLEY TIFFANY AS GUA						
GRANTEE: TOLLEY HAILEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 BAS= W12 S23 E12 N23$ S23 W12 S14 E12 FOP= S6 E20 N6 W20$ E32 N37 $.

LAND DESCRIPTION

TOTAL OB/XF 3,250

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	14,953.26	SF		1.00	1.00	1.00	1.25	1.25	18,692							

REVIEW DATE 10/15/2025 BY TP Total Acres: 0.34 Total Land Value: 18,692 Market: 0 Agricultural: 0 Common: 18,692 PRINTED 11/17/2026 BY SYS