

LOT 14 BLOCK 5 UNIT 2 GWEN LAKE
471-723, 809-2176, 879-2224, CT

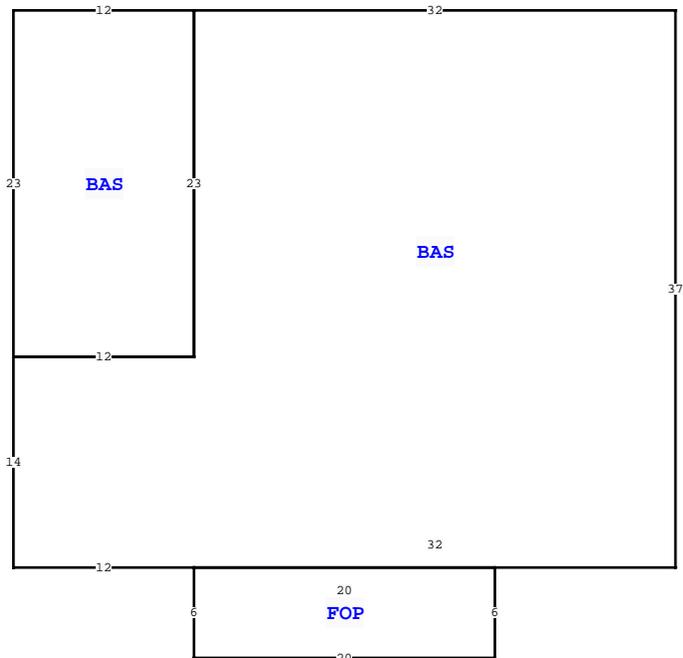
SOSEBEE SARA
559 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06018-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS	
ELEMENT	CD
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

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	126.22	210,030	1960	2000	0	0	31.25	68.75		
1 SINGLE FAM 0% - 2026 Heated Area: 1628 HX Base Yr													



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	23,950
BAS	1,352	100		1,352	117,321
FOP	120	30		36	3,124
TOTALS	1,748			1,664	144,396

559 NW GWEN LAKE AVE, LAKE CITY

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

EXTRA FEATURES																	
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
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	200.00	200.00	75	1993	1993	3	75	150	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	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 BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		144,396	
TOTAL MARKET OB/XF VALUE		3,250	
TOTAL LAND VALUE - MARKET		14,206	
TOTAL MARKET VALUE		161,852	
SOH/AGL Deduction		0	
ASSESSED VALUE		161,852	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		161,852	
TOTAL JUST VALUE		161,852	
NCON VALUE		2,500	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		143,274	

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										
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	14,953.26	SF		1.00	1.00	1.00	0.95	0.95	14,206							