LOT 15 BLOCK 5 UNIT 2 GWEN LAKE

709-328,

PAGE REATHA M
541 NW GWEN LAKE AVE
LAKE CITY, FL 32055-3217

2027

31-3S-17-06019-000

BUILDING CHARACTERISTICS

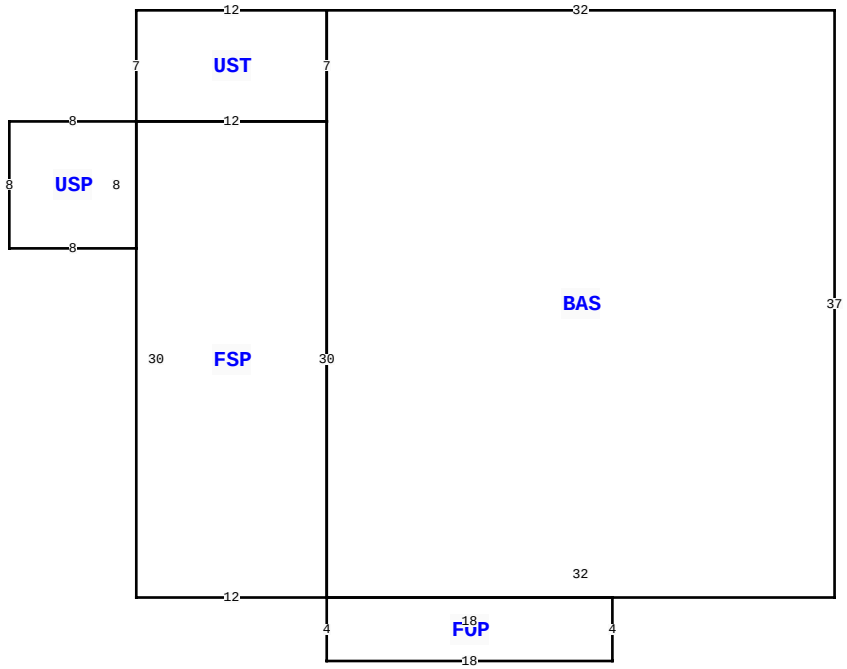
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,184	100		1,184	96,508
FOP	72	30		22	1,793
FSP	360	40		144	11,738
USP	64	35		22	1,793
UST	84	45		38	3,097
TOTALS	1,764			1,410	114,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,410	114.0000	125.40	176,814	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1184 HX Base Yr



541 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1998	1998	3	100	400	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		114,929
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		18,369
TOTAL MARKET VALUE		134,298
SOH/AGL Deduction		76,583
ASSESSED VALUE		57,715
TOTAL EXEMPTION VALUE	HX HB	32,715
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1316	REMODEL	25	07/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0709/0328	1/30/1990	WD	U	I	12	41,500
GRANTOR: RUBY JONES						
GRANTEE: REATHA PAGE						
0590/0214	4/01/1986	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UST= W12 S7 E12 N7$S7 FSP= W12 USP= W8 S8 E8 N8$ S30 E12 N30$S30 FOP= S4 E18 N4 W18$ E32N37$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	100		*RSF-3	0.00	0.00	14,695.07	SF		1.00	1.00	1.00	1.25	1.25	18,369							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.34 Total Land Value: 18,369 Market: 0 Agricultural: 0 Common: 18,369 PRINTED 11/17/2026 BY SYS