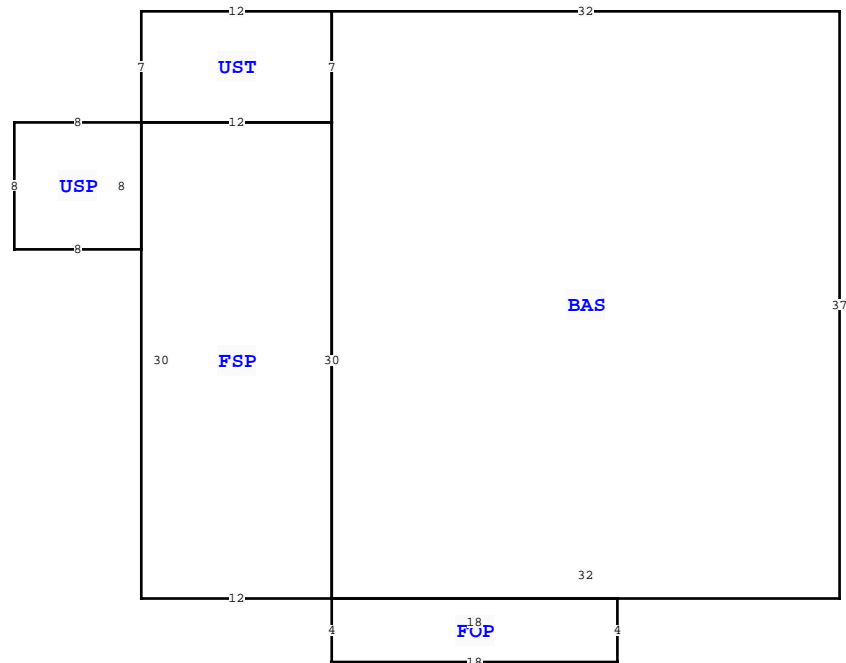


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	127.68	180,029	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM			100% - 0	Heated Area: 1184				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	1,184	100		1,184	98,262
FOP	72	30		22	1,826
FSP	360	40		144	11,951
USP	64	35		22	1,826
UST	84	45		38	3,154
TOTALS	1,764			1,410	117,019

541 NW GWEN LAKE AVE, LAKE CITY

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

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	0 100	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	

TOTAL OB/XF 1,000

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

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	1
VALUATION BY			VALUATION SUMMARY	
Tax Group: 1			Tax Dist: STANDARD	
BUILDING MARKET VALUE			117,019	
TOTAL MARKET OB/XF VALUE			1,000	
TOTAL LAND VALUE - MARKET			18,369	
TOTAL MARKET VALUE			136,388	
SOH/AGL Deduction			80,354	
ASSESSED VALUE			56,034	
TOTAL EXEMPTION VALUE			HX HB 31,034	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			136,388	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			131,979	

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\$.	