LOT 16 BLOCK 5 UNIT 2 GWEN LAKE

726-237, 781-1995, QC 1297-282,

WALKER SUNDEANA
517 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06020-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

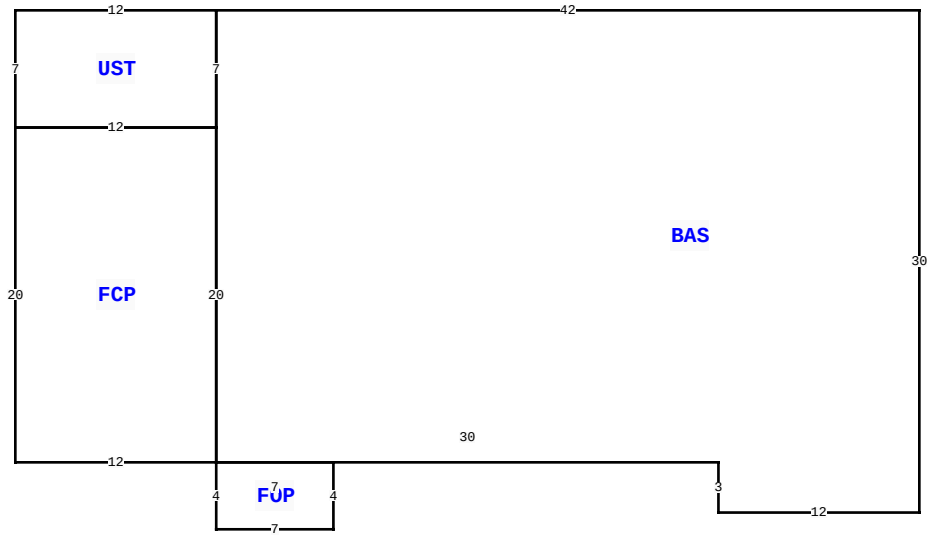
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,170	100		1,170	56,726
FCP	240	25		60	2,909
FOP	28	30		8	388
UST	84	45		38	1,842
TOTALS	1,522			1,276	61,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,276	66.6000	74.59	95,177	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1170 HX Base Yr



517 NW GWEN LAKE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,865
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	18,979
TOTAL MARKET VALUE	81,244
SOH/AGL Deduction	0
ASSESSED VALUE	81,244
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	81,244
TOTAL JUST VALUE	81,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	76,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043886	Roof Replacement	10,000	03/09/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1507/2279	1/08/2024	QC	U	I	11	100
GRANTOR: WALKER ROBERT						
GRANTEE: WALKER SUNDEANA						
1453/1151	11/17/2021	WD	U	I	40	45,000
GRANTOR: BETHEA LINDA SUE						
GRANTEE: WALKER SUNDEANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= W12 S7 E12 N7$S7 FCP= W12 S20 E12 N20$ S20 FOP= S4 E7 N4 W7$ E30 S3 E12 N30$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0030	BARN,MT	0	0	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 400

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	15,183.20	SF		1.00	1.00	1.00	1.25	1.25	18,979							

REVIEW DATE 12/07/2021 BY CP Total Acres: 0.35 Total Land Value: 18,979 Market: 0 Agricultural: 0 Common: 18,979 PRINTED 06/08/2026 BY SYS