LOT 5 BLOCK 6 UNIT 3 GWEN LAKE
ESTATES. ALSO BEG NW COR OF
SAID LOT, RUN E 104.40 FT, S

GOLDEN MICHAEL ROSS/GOLDEN REBECCA K
303 NW LONA LP
LAKE CITY, FL 32055

2026

31-3S-17-06028-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

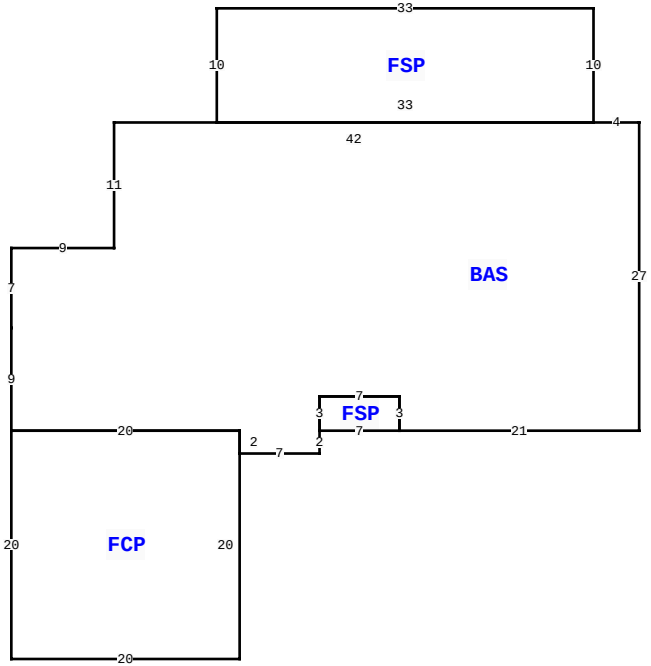
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	1,379	100		1,379	53,396
FCP	400	25		100	3,872
FSP	21	40		8	310
FSP	330	40		132	5,111
TOTALS	2,130			1,619	62,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,619	113.2200	129.07	208,964	1987	1987	0	0	35	35.00	30.00

1 SINGLE FAM 0% - 0 Heated Area: 1379 HX Base Yr



821 NW PALM DR, 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	62,689
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	15,606
TOTAL MARKET VALUE	82,595
SOH/AGL Deduction	0
ASSESSED VALUE	82,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,595
TOTAL JUST VALUE	82,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,776

SALE:1:1: LOT 5 BLK 6 & PART BLK 10 UNIT III GWEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1167/2579	2/20/2009	WD	U	I	11	100
GRANTOR: MICHAEL GOLDEN & REBE						
GRANTEE: MICHAEL & REBECCA G						
1070/2752	1/12/2006	WD	Q	I		144,000
GRANTOR: RILEY						
GRANTEE: GOLDEN AND OBERMEIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N10 W33 S10 E33$ W42 S11 W9 S7 S9 FCP= S20 E20 N20 W20$ E20 S2 E7 N2 FSP= E7 N3 W7S3$ N3 E7 S3 E21 N27$.

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	730	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	0	12	12	1.00	UT	0.00	0.00	100	2003	2003	3	100	720	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
5	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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-2	0.00	0.00	10,404.21	SF		1.00	1.00	1.00	1.50	1.50	15,606							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.24 Total Land Value: 15,606 Market: 0 Agricultural: 0 Common: 15,606 PRINTED 05/12/2026 BY SYS