

BEG SW COR OF BLOCK 10 OF  
 GWEN LAKE ESTATES UNIT 3, N  
 ALSO ALONG E R/W OF NW WILLOW

CITY OF LAKE CITY, FLORIDA  
 205 N MARION AVE  
 LAKE CITY, FL 32055

**2026**

31-3S-17-06048-001  


| BUILDING CHARACTERISTICS  |                  |                       |                      |              |                      |          |        |        |                | MARKET ADJUSTMENTS |         |             |             |                |                 |  |                     |                             |      | COLUMBIA COUNTY PROPERTY |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
|---|------------------|-----------------------|----------------------|--------------|----------------------|----------|--------|--------|----------------|--------------------|---------|-------------|-------------|----------------|-----------------|--|---------------------|-----------------------------|------|--------------------------|--------|---|----|-------------|--|-----|--|----------------|--|--------|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT   | CD               | CONSTRUCTION          |                      |              |                      |          |        |        |                | TYPE               | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB  | EYB                 | ECON                        | FNCT | NORM                     | % COND | VALUATION SUMMARY   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |                       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      |                          |        | VALUATION BY STANDARD<br>Tax Group: 1 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 16,335<br>TOTAL MARKET VALUE 16,335<br>SOH/AGL Deduction 4,954<br>ASSESSED VALUE 11,381<br>TOTAL EXEMPTION VALUE 04 11,381<br>BASE TAXABLE VALUE 0<br>TOTAL JUST VALUE 16,335<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 10,346 |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE  |                  | 8900 MUNICIPAL IMP-EX |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      | PERMIT NUM               |        |   |    | DESCRIPTION |  |     |  | AMT            |  | ISSUED |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM   |                  |                       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      |                          |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC  |                  | 31317.010 1.00/       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      |                          |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE   | TOTAL GROSS AREA | PCT OF BASE           | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE |          |        |        |                |                    |         |             |             |                |                 | SALES DATA   |                     |                             |      |                          |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |                       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 | OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE<br>1404/2312 12/14/2019 WD U V 18 0<br>GRANTOR: CAMERON E BUNTING JR<br>GRANTEE: CITY OF LAKE CITY, |                     |                             |      |                          |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS  |                  |                       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      | BLD DATE                 |        | LGL DATE  |    | 05/12/2026  |  | MLU |  | BUILDING NOTES |  |        |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES  |                  |                       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      | XF DATE                  |        | LAND DATE   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |                       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      | 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  | BUILDING DIMENSIONS |                             |      |                          |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
|   |                  |                       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      |                          |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION  |                  |                       |                      |              |                      |          |        |        |                | TOTAL OB/XF        |         |             |             |                |                 |  |                     |                             |      | 0                        |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
| L N   | USE CODE         | CLS                   | LAND USE DESCRIPTION | CAP          | R D                  | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS    | UNIT TYPE          | D T     | DPHT FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE   | LAND VALUE          | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                  | DECL   | FRZ   | YR | CONSRV      |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
| 1   | 0000             | C                     | VAC RES              | 0            |                      | *RSF     | 104.00 | 105.00 | 10,890.00      | SF                 |         | 1.00        | 1.00        | 1.00           | 1.50            | 1.50   | 16,335              |                             |      |                          |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/12/2026 BY MLU Total Acres: 0.25 Total Land Value: 16,335 Market: 0 Agricultural: 0 Common: 16,335 PRINTED 05/12/2026 BY SYS |                  |                       |                      |              |                      |          |        |        |                |                    |         |             |             |                |                 |  |                     |                             |      |                          |        |   |    |             |  |     |  |                |  |        |  |  |  |  |  |  |  |  |  |  |  |