BEG ON W LINE OF GWEN LAKE BLVD
COR OF LOT 17 IDLEAWILE S/D, RUN
FOR POB, RUN S 104.3 FT, W 208.6

TUCKER AUSTIN OWEN
288 NW GWEN LAKE AVE
LAKE CITY, FL 32055-3718

2027

31-3S-17-06054-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 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	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

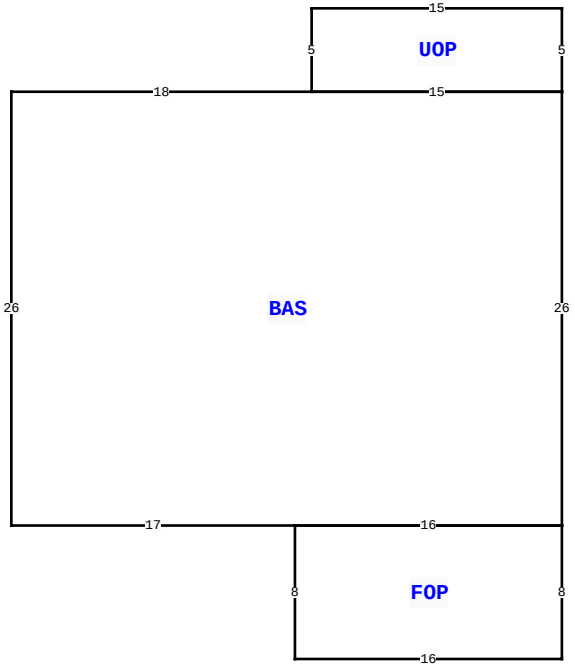
NEIGHBORHOOD/LOC 31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	45,581
FOP	128	30		38	2,019
UOP	75	20		15	797
TOTALS	1,061			911	48,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	911	74.3040	81.73	74,456	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 858 HX Base Yr



268 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	0294	SHED WOOD/	0	0	20	15	1.00	UT	0.00	0.00	100	0	0	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	48,396
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	11,523
TOTAL MARKET VALUE	59,969
SOH/AGL Deduction	0
ASSESSED VALUE	59,969
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,969
TOTAL JUST VALUE	59,969
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,851

SALE:1:1: RELINQUISHING LIFE ESTATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/2361	11/09/2026	WD	Q	I	01	167,000
GRANTOR: ULLOA ANGEL L						
GRANTEE: TUCKER AUSTIN OWEN						
1475/1596	9/02/2022	WD	Q	I	01	50,000
GRANTOR: PERRY BRUCE						
GRANTEE: ULLOA ANGEL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S26 E17 FOP= S8 E16N8 W16$ E16 N26 UOP= N5 W15 S5 E15$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 50

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-1	0.00	0.00	69,835.15	SF		1.00	1.00	0.15	1.10	0.17	11,523							

REVIEW DATE 01/06/2023 BY CP Total Acres: 1.60 Total Land Value: 11,523 Market: 0 Agricultural: 0 Common: 11,523 PRINTED 11/16/2026 BY SYS