

COMM NW COR LOT 2 BLOCK 3 IDLEAW
 POB, E 290.2 FT, S 213.30 FT, SW
 43.6 FT, NW 828.01 FT, N 59.8 FT

BLOW RYDERWOOD, LLC
 495 SW LAKEVIEW AVE
 LAKE CITY, FL 32025

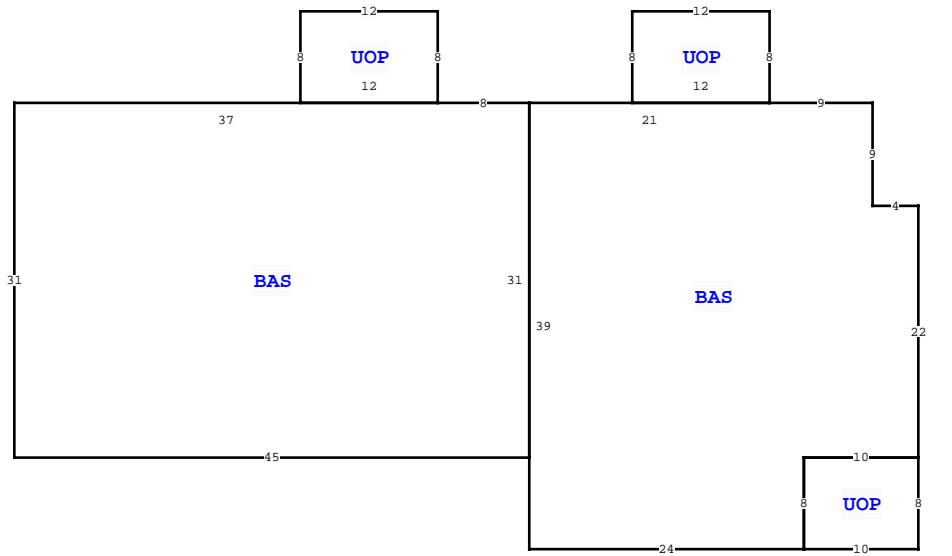
2026

31-3S-17-06062-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		2	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800 MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,210	100	
BAS	1,395	100	
UOP	80	20	
UOP	96	20	
UOP	96	20	
TOTALS	2,877		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2025	96.00	255,264	1950	1985	0	0	50.00	50.00

Heated Area: 2605 HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		127,632
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		70,471
TOTAL MARKET VALUE		198,403
SOH/AGL Deduction		17,069
ASSESSED VALUE		181,334
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		181,334
TOTAL JUST VALUE		198,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1164	REMODEL	100	02/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/2393	6/21/2024	WD Q	Q	I	01	185,000
GRANTOR: HALTIWANGER LONNIE AS						
GRANTEE: BLOW RYDERWOOD, LLC						
1249/0553	1/23/2013	WD U	I	11		100
GRANTOR: LONNIE T HALTIWANGER						
GRANTEE: LONNIE HALTIWANGER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0800	C	MULTI-FAM	0		*RMF-2	0.00	0.00	48,189.00	SF	1.00
2	0800	C	MULTI-FAM	0		*RMF-2	0.00	0.00	3.34	AC	1.00

BUILDING NOTES											
172 NW GWEN LAKE AVE, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/12/2026 MLU											

BUILDING DIMENSIONS											
BAS= W4 N9 W9 UOP= N8 W12 S8E12\$ W21 BAS= W8 UOP= N8 W12S8 E12\$ W37 S31 E45 N31\$ S39 E24 UOP= E10 N8 W10 S8\$ N8 E10 N22\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0800	C	MULTI-FAM	0		*RMF-2	0.00	0.00	48,189.00	SF	1.00	1.00	0.70	2.00	1.40	67,465								
2	0800	C	MULTI-FAM	0		*RMF-2	0.00	0.00	3.34	AC	1.00	1.00	1.00	900.00	900.00	3,006								