

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

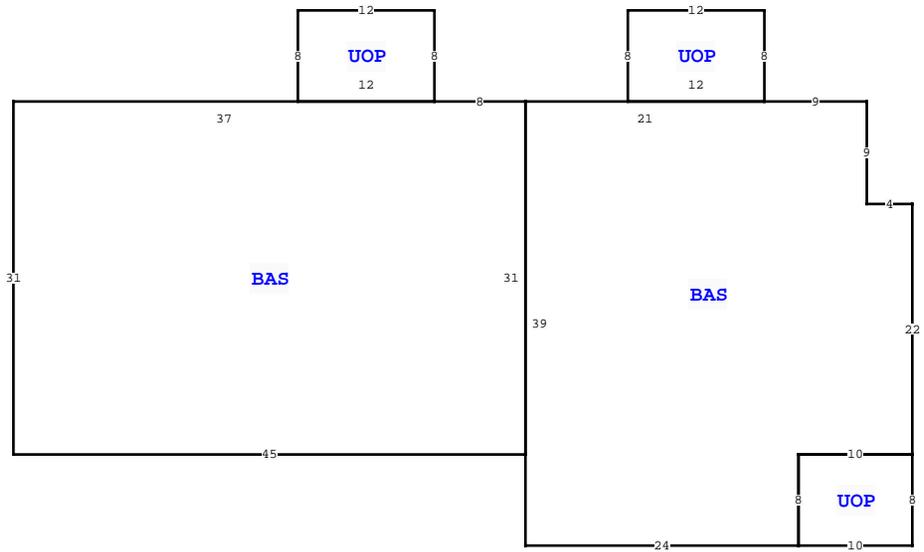
**2026**

31-3S-17-06062-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 90				
14	CARPET 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
2	100				
1.5	100				
02	WOOD FRAME 100				
1.	1. 100				
2	100				
03	03 100				
01	01 100				
05	05				
0800	MULTI-FAM <10				
	MKT AREA		06		
31317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100		1,210	60,083
BAS	1,395	100		1,395	69,269
UOP	80	20		16	795
UOP	96	20		19	944
UOP	96	20		19	944
TOTALS	2,877			2,659	132,032

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	2,659	110.3440	99.31	264,065	1950	1985	0	0	50.00	50.00
1 DUPLEX 0% - 2025 Heated Area: 2605 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		132,032
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		36,738
TOTAL MARKET VALUE		169,070
SOH/AGL Deduction		0
ASSESSED VALUE		169,070
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		169,070
TOTAL JUST VALUE		169,070
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	
172 NW GWEN LAKE AVE, LAKE CITY	

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\$.	

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
1	0166	CONC,PAVMT	0	0	0	0		0.00	100	0	0	3	100	300	

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	1.00	0.70	33,732							
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							