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

2027

31-3S-17-06062-000

BUILDING CHARACTERISTICS

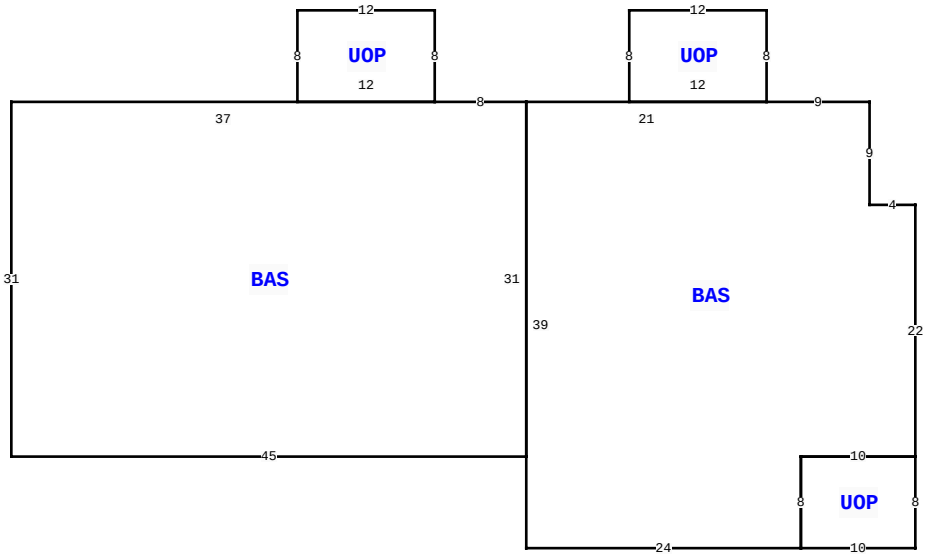
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100		1,210	58,080
BAS	1,395	100		1,395	66,960
UOP	80	20		16	768
UOP	96	20		19	912
UOP	96	20		19	912
TOTALS	2,877			2,659	127,632

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	96.00	255,264	1950	1985	0	0	0	50.00	50.00

1 DUPLEX 0% - 2025 Heated Area: 2605 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

172 NW GWEN LAKE AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

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	0
ASSESSED VALUE	198,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,403
TOTAL JUST VALUE	198,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,403

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	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						

BUILDING NOTES

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$.

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	300	

LAND DESCRIPTION

TOTAL OB/XF 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	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							

REVIEW DATE 10/03/2024 BY TP Total Acres: 4.45 Total Land Value: 70,471 Market: 0 Agricultural: 0 Common: 70,471 PRINTED 11/17/2026 BY SYS