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

MCCLENDON DARIUS/MCCLENDON CHRISTOPHER
254 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2027

31-3S-17-06064-000

BUILDING CHARACTERISTICS

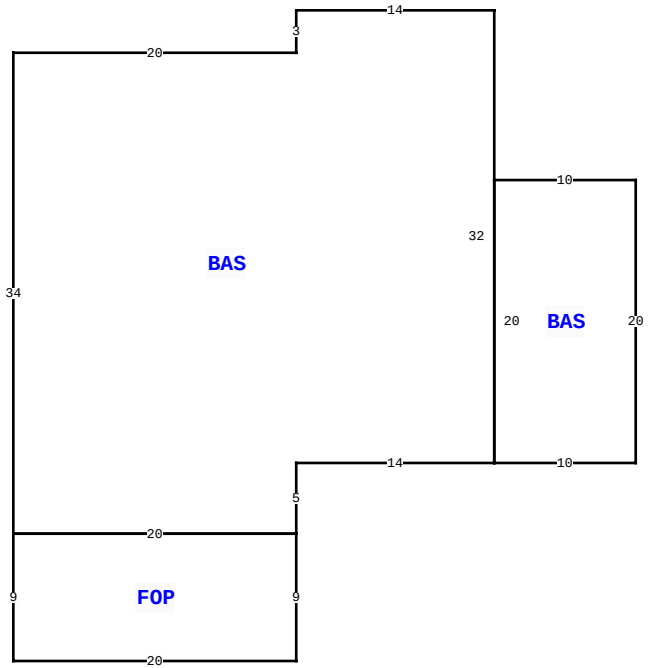
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
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	200	100		200	20,556
BAS	1,128	100		1,128	115,937
FOP	180	30		54	5,550
TOTALS	1,508			1,382	142,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,382	115.0000	126.50	174,823	1928	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2024 Heated Area: 1328 HX Base Yr



254 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	3,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	
4	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	142,044
TOTAL MARKET OB/XF VALUE	6,250
TOTAL LAND VALUE - MARKET	27,143
TOTAL MARKET VALUE	175,437
SOH/AGL Deduction	0
ASSESSED VALUE	175,437
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,437
TOTAL JUST VALUE	175,437
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	178,020

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/187	6/28/2023	WD	Q	I	01	210,000
GRANTOR: VAZQUEZ YENISLEYDIS R						
GRANTEE: MCCLENDON DARIUS						
1471/2573	7/25/2022	WD	U	I	11	100
GRANTOR: VAZQUEZ YENISLEYDIS R						
GRANTEE: VAZQUEZ YENISLEYDIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S3 W20 S34 FOP= S9 E20 N9 W20$ E20 N5 E14 BAS= E10 N20 W10 S20$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 6,250

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-2	0.00	0.00	21,714.02	SF		1.00	1.00	1.00	1.25	1.25	27,143							

REVIEW DATE 10/04/2023 BY TP Total Acres: 0.50 Total Land Value: 27,143 Market: 0 Agricultural: 0 Common: 27,143 PRINTED 11/16/2026 BY SYS