

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,

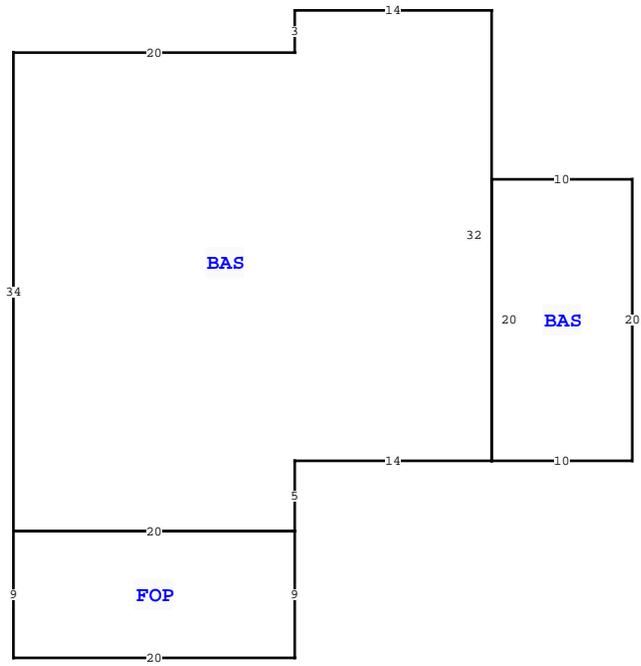
MCLENDON DARIUS/MCCLENDON CHRISTOPHER
 254 NW GWEN LAKE AVE
 LAKE CITY, FL 32055

2026

31-3S-17-06064-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architctual	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
BAS	200	100	
BAS	1,128	100	
FOP	180	30	
TOTALS	1,508		

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	131.10	181,180	1928	2010	0	0	18.75	81.25
1 SINGLE FAM 0% - 2024 Heated Area: 1328 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			147,209
TOTAL MARKET OB/XF VALUE			6,250
TOTAL LAND VALUE - MARKET			20,628
TOTAL MARKET VALUE			174,087
SOH/AGL Deduction			0
ASSESSED VALUE			174,087
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			174,087
TOTAL JUST VALUE			174,087
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			173,730

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						

EXTRA FEATURES															254 NW GWEN LAKE AVE, LAKE CITY		
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	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	
TOTAL OB/XF 6,250																	

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												
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	0100	C	SFR	0		*RSF-2	0.00	0.00	21,714.02	SF		1.00	1.00	1.00	0.95	0.95	20,628							