

N 100 FT OF E1/2 OF THE FOLLOWING
OF LOT 17 BLOCK 1 IDELAWILE REPL
W LINE OF GWEN LAKE AVE, S 374.6

THE PRINCIPAL LLC
367 SW MEADOW TER
LAKE CITY, FL 32024

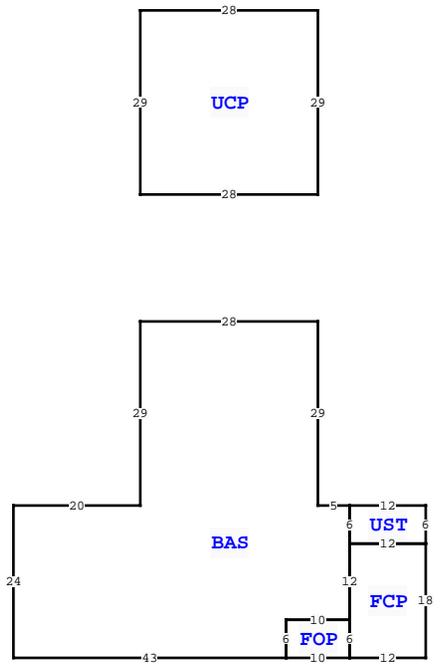
2026

31-3S-17-06066-000



| 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 | 01 | MINIMUM | 100 |
| Interior Wall | 00 | N/A | 0 |
| Interior Floor | 02 | MIN PLYWD | 100 |
| Interior Floor | 01 | NONE | 0 |
| Air Condition | 01 | NONE | 100 |
| Heating Type | 01 | NONE | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 3 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 01 | 01 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 01 | 01 | |
| 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 | 2,024 | 100 | |
| FCP | 216 | 25 | |
| FOP | 60 | 30 | |
| UCP | 812 | 20 | |
| UST | 72 | 45 | |
| TOTALS | 3,184 | | |
| | | 2,290 | 21,879 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|----|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
| 0100 | 01 | 2,290 | 41.9040 | 47.77 | 109,393 | 1958 | 1958 | 20 | 0 | 95 | 35.00 | 20.00 |
| 1 SINGLE FAM 0% - 0 Heated Area: 2024 HX Base Yr | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY | | | |
| VALUATION BY | STANDARD | | |
| Tax Group: 1 | Tax Dist: | | |
| BUILDING MARKET VALUE | 21,879 | | |
| TOTAL MARKET OB/XF VALUE | 1,100 | | |
| TOTAL LAND VALUE - MARKET | 19,864 | | |
| TOTAL MARKET VALUE | 42,843 | | |
| SOH/AGL Deduction | 3,261 | | |
| ASSESSED VALUE | 39,582 | | |
| TOTAL EXEMPTION VALUE | 0 | | |
| BASE TAXABLE VALUE | 39,582 | | |
| TOTAL JUST VALUE | 42,843 | | |
| NCON VALUE | 0 | | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | 42,458 | | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1308/2014 | 1/19/2016 | WD | U | I | 11 | 100 |
| GRANTOR: JAQUELINE DIAZ (A SIN) | | | | | | |
| GRANTEE: THE PRINCIPAL LLC | | | | | | |
| 1307/2487 | 1/15/2016 | WD | Q | I | 01 | 80,000 |
| GRANTOR: JENNIFER H BREWIN | | | | | | |
| GRANTEE: JAQUELINE DIAZ | | | | | | |

| EXTRA FEATURES | | 234 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 | 1993 | 1993 | 3 | 100 | 700 | |
| 2 | 0166 | CONC, PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

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

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W28 S29 W20 S24 E43 FOP= E10N6 W10 S6\$ N6 E10 FCP= S6 E12N18 W12 S12\$ N12 UST= E12 N6 W12 S6\$ N6W5 N29\$ PTR=N20 UCP= N29 W28 S29 E28\$ S20\$. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF 1,100 | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| 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 | 20,909.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 19,864 | | | | | | | | |