

N 100 FT OF E1/2 OF THE FOLLOWIN
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

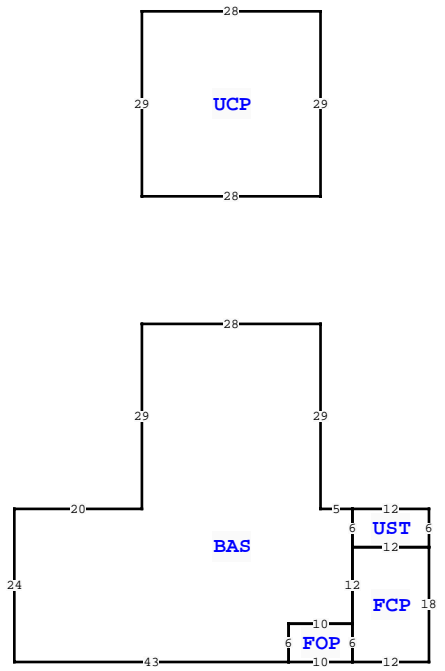
2026

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	02	N/A	0
Interior Floor	00	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		

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	46.93	107,470	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		21,494	
TOTAL MARKET OB/XF VALUE		1,100	
TOTAL LAND VALUE - MARKET		26,136	
TOTAL MARKET VALUE		48,730	
SOH/AGL Deduction		9,148	
ASSESSED VALUE		39,582	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		39,582	
TOTAL JUST VALUE		48,730	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		42,458	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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	

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	1.25	1.25	26,136							

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\$.	