E1/2 OF THE FOLLOWING EX N 100 F
SW COR OF LOT 17 BLOCK 1 IDELAWI
FT TO W LINE OF GWEN LAKE AVE, S

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

2026

31-3S-17-06066-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

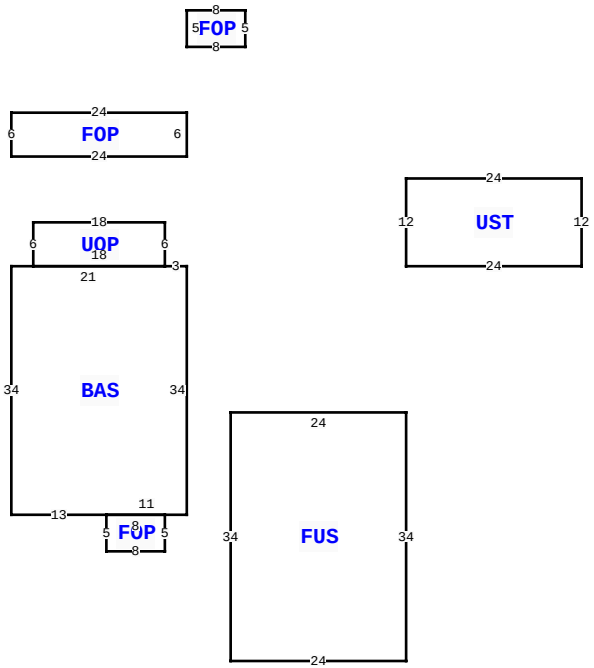
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		2 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
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	816	100		816	17,942
FOP	40	30		12	264
FOP	40	30		12	264
FOP	144	30		43	945
FUS	816	100		816	17,942
UOP	108	20		22	484
UST	288	45		130	2,858
TOTALS	2,252			1,851	40,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	01	1,851	81.4311	73.29	135,660	1978	1978	20	0	0	50.00	30.00

1 DUPLEX 0% - 0 Heated Area: 1632 HX Base Yr



206 NW GWEN LAKE AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	40,698
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,070
TOTAL MARKET VALUE	54,768
SOH/AGL Deduction	3,911
ASSESSED VALUE	50,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,857
TOTAL JUST VALUE	54,768
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,508

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N6 W18 S6 E18$ W21 S34 E13 FOP= S5 E8 N5 W8$E11 N34$ PTR= N15 FOP= N6 W24S6 E24$ S15$ PTR=N35 FOP= S5 E8 N5 W8$ S35$ PTR= E30 UST= E24 N12 W24 S12$ W30$ PTR=E30 S20 FUS= W24 S34 E24 N34$ W30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	14,810.00	SF		1.00	1.00	1.00	0.95	0.95	14,070							

REVIEW DATE 08/19/2016 BY DF Total Acres: 0.34 Total Land Value: 14,070 Market: 0 Agricultural: 0 Common: 14,070 PRINTED 05/08/2026 BY SYS