LOT 13 BLK 1 IDLEAWILE REPLAT.
324-12, DC 1262-167, LE 1305-118

RING NANCY CHARLENE/HASTY SUSAN ELAINE RING
251 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2027

31-3S-17-06081-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

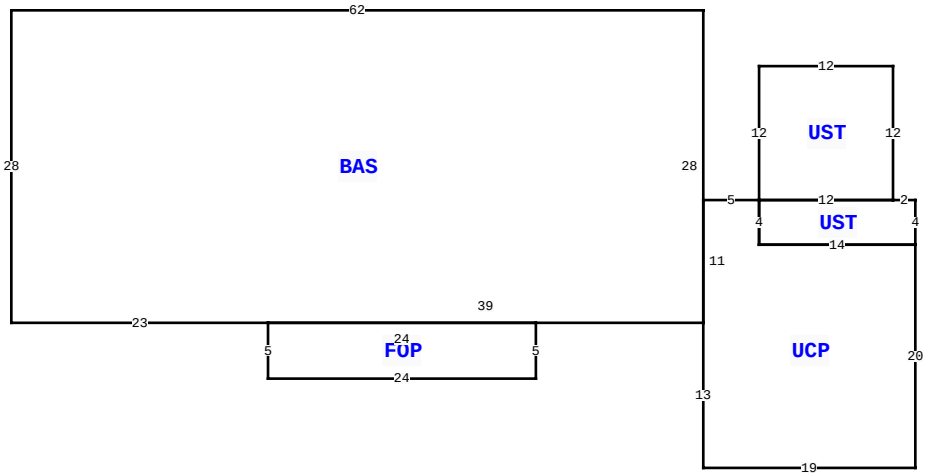
NEIGHBORHOOD/LOC 31317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	140,700
FOP	120	30		36	2,918
UCP	400	20		80	6,484
UST	56	45		25	2,026
UST	144	45		65	5,268
TOTALS	2,456			1,942	157,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	113.3550	124.69	242,148	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 1736 HX Base Yr



251 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	157,396
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	19,273
TOTAL MARKET VALUE	177,369
SOH/AGL Deduction	0
ASSESSED VALUE	177,369
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	177,369
TOTAL JUST VALUE	177,369
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/68	7/15/2026	LE	U	I	14	100
GRANTOR: RING NANCY CHARLENE						
GRANTEE: RING NANCY CHARLENE						
1305/1182	12/03/2015	LE	U	I	14	0
GRANTOR: CHARLES BUFORD RING						
GRANTEE: CHARLES BUFORD RING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S28 E23FOP= S5 E24 N5 W24$ E39 UCP= S13 E19 N20 UST= N4 W2 UST= N12 W12 S12 E12$ W12 S4 E14$ W14 N4 W5S11$N28$.

LAND DESCRIPTION

TOTAL OB/XF 700

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	15,418.03	SF		1.00	1.00	1.00	1.25	1.25	19,273							

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.35 Total Land Value: 19,273 Market: 0 Agricultural: 0 Common: 19,273 PRINTED 11/17/2026 BY SYS