

LOT 14 BLK 1 IDLEAWILE REPLAT.  
469-741, 640-612, 746-824, 761-1

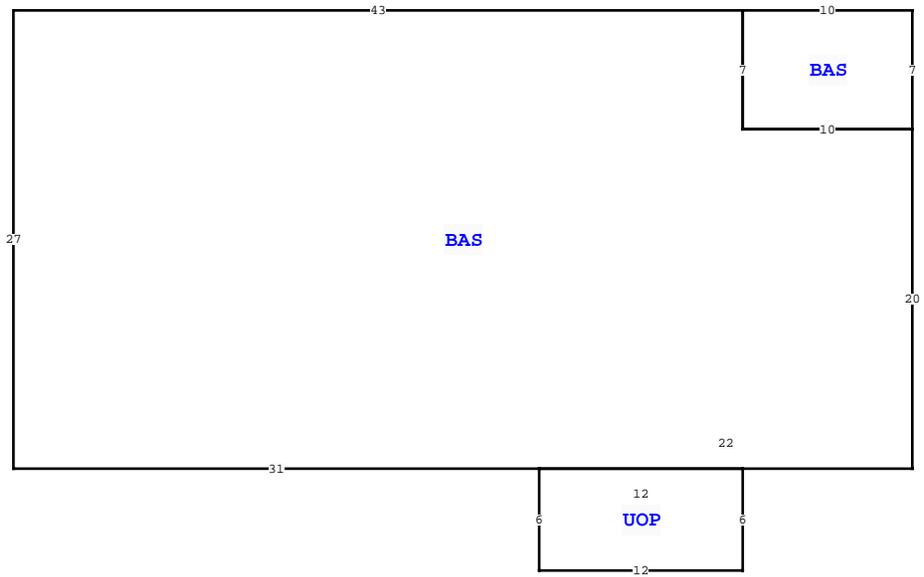
COHRS JOSEPH A/COHRS TERESA M  
271 NW GWEN LAKE AVE  
LAKE CITY, FL 32055

**2026**

31-3S-17-06082-000  
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	20	FACE BRICK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022									
			Heated Area: 1431			HX Base Yr 2022					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	7,645
BAS	1,361	100		1,361	148,637
UOP	72	20		14	1,529
<b>TOTALS</b>	<b>1,503</b>			<b>1,445</b>	<b>157,811</b>

271 NW GWEN LAKE AVE, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

**TOTAL OB/XF 3,000**

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	100		*RSF-2	0.00	0.00	15,715.28	SF		1.00	1.00	1.00	0.95	0.95	14,930							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			157,811
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			14,930
TOTAL MARKET VALUE			175,741
SOH/AGL Deduction			19,020
ASSESSED VALUE			156,721
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			105,310
TOTAL JUST VALUE			175,741
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1455/153	12/16/2021	WD	Q	I	01	164,000
GRANTOR: PITMAN CYNTHIA F						
GRANTEE: COHRS JOSEPH A						
1455/152	12/16/2021	QC	U	I	11	100
GRANTOR: MORTON ELEANOR D						
GRANTEE: PITMAN CYNTHIA F						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 S27 E31 UOP= S6 E12N6 W12S E22 N20 BAS= N7 W10 S7 E10S W10 N7S.	