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

2027

31-3S-17-06082-000

BUILDING CHARACTERISTICS

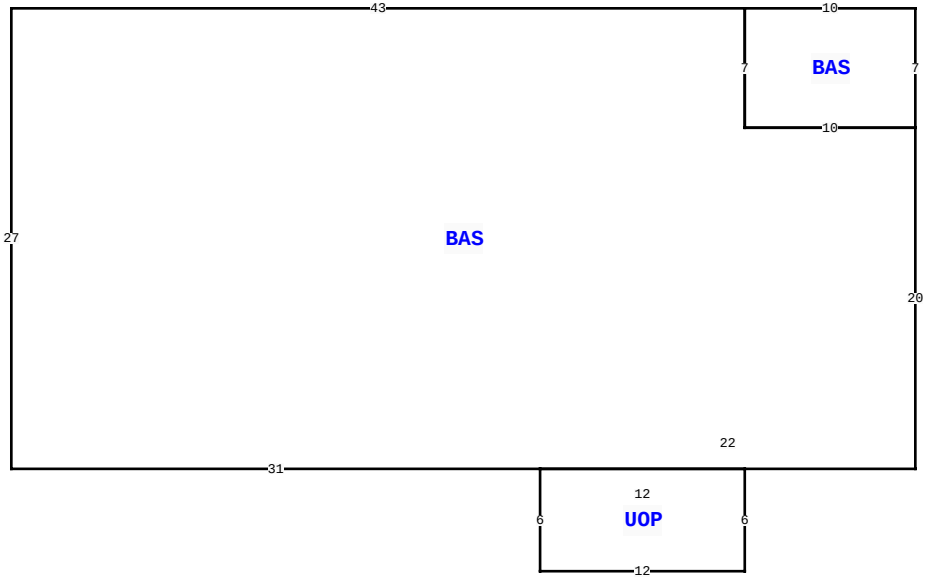
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
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	70	100		70	7,377
BAS	1,361	100		1,361	143,425
UOP	72	20		14	1,476
TOTALS	1,503			1,445	152,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	123.3440	135.68	196,058	1958	2006	0	0	0	22.33	77.67

1 SINGLE FAM 100% - 2022 Heated Area: 1431 HX Base Yr 2022



271 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE 4	0	100	0	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	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	152,278
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	19,644
TOTAL MARKET VALUE	174,922
SOH/AGL Deduction	13,499
ASSESSED VALUE	161,423
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	110,012
TOTAL JUST VALUE	174,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,694

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 W12$ E22 N20 BAS= N7 W10 S7 E10$ W10 N7$.

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	100		*RSF-2	0.00	0.00	15,715.28	SF		1.00	1.00	1.00	1.25	1.25	19,644							

REVIEW DATE 12/22/2021 BY CP Total Acres: 0.36 Total Land Value: 19,644 Market: 0 Agricultural: 0 Common: 19,644 PRINTED 11/17/2026 BY SYS