LOT 18 BLK 1 IDLEAWILE REPLAT.
976-305, CT 1194-955, WD 1195-11

TUGMAN VINCENT SCOTT
351 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2027

31-3S-17-06086-000

BUILDING CHARACTERISTICS

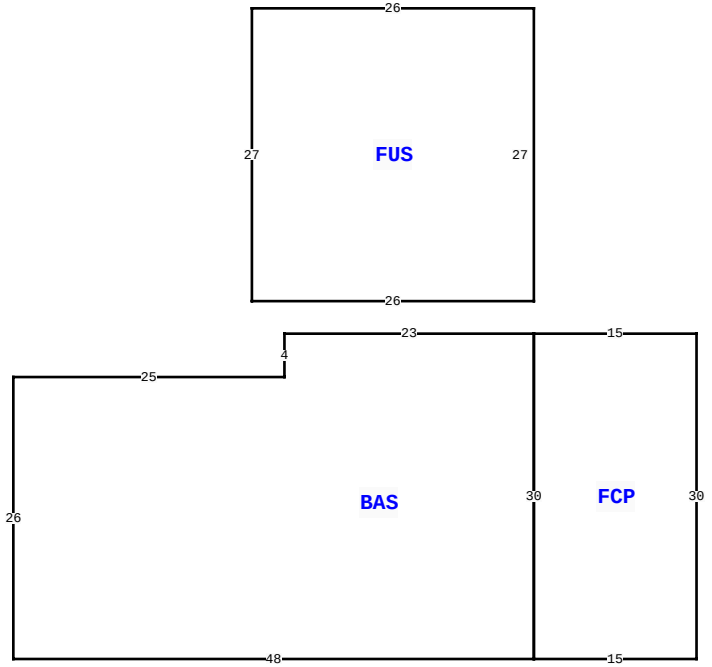
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,340	100		1,340	97,657
FCP	450	25		112	8,162
FUS	702	100		702	51,160
TOTALS	2,492			2,154	156,979

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,154	101.9315	112.12	241,506	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2042 HX Base Yr



351 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	156,979
TOTAL MARKET OB/XF VALUE	1,650
TOTAL LAND VALUE - MARKET	24,950
TOTAL MARKET VALUE	183,579
SOH/AGL Deduction	0
ASSESSED VALUE	183,579
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,579
TOTAL JUST VALUE	183,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/1529	1/31/2024	WD	Q	I	01	191,000
GRANTOR: FRANK BRIAN K						
GRANTEE: TUGMAN VINCENT SCOT						
1507/1527	1/05/2024	WD	U	I	11	100
GRANTOR: FRANK SUSANNAH						
GRANTEE: FRANK BRIAN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S4 W25 S26 E48 FCP= E15 N30 W15 S30$ N30$ PTR=N30
FUS= W26 S27 E26 N27$S30$.

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	150	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2016	2016	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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	22,682.07	SF		1.00	1.00	1.00	1.10	1.10	24,950							

REVIEW DATE 02/08/2024 BY TP Total Acres: 0.52 Total Land Value: 24,950 Market: 0 Agricultural: 0 Common: 24,950 PRINTED 11/17/2026 BY SYS