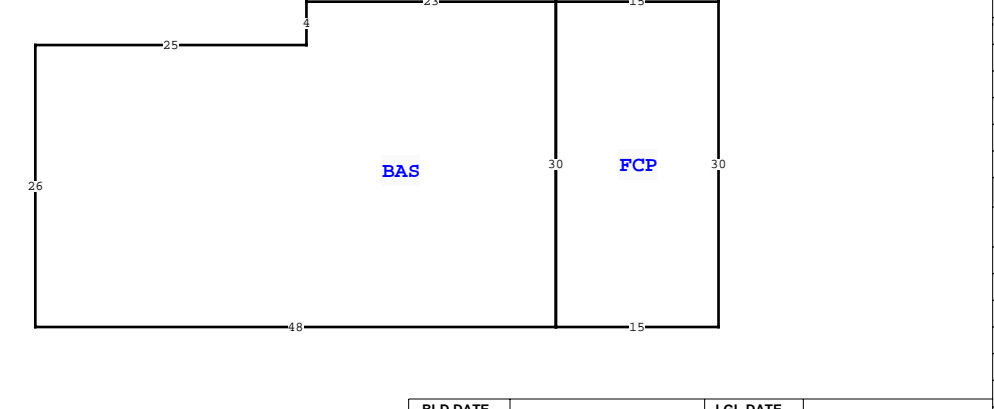


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1.5 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05

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	114.16	245,901	1960	1960	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2025 Heated Area: 2042 HX Base Yr													



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	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	99,433
FCP	450	25		112	8,311
FUS	702	100		702	52,091
TOTALS	2,492			2,154	159,836

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	159,836
TOTAL MARKET OB/XF VALUE		1,650
TOTAL LAND VALUE - MARKET		24,950
TOTAL MARKET VALUE		186,436
SOH/AGL Deduction		0
ASSESSED VALUE		186,436
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		186,436
TOTAL JUST VALUE		186,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,034

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	Q	I	01	191,000
GRANTOR: FRANK BRIAN K						
GRANTEE: TUGMAN VINCENT SCOT						
1507/1527	1/05/2024	WD U	U	I	11	100
GRANTOR: FRANK SUSANNAH						
GRANTEE: FRANK BRIAN K						

EXTRA FEATURES		BLD DATE		LGL DATE													
351 NW GWEN LAKE AVE, LAKE CITY				05/12/2026	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	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	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				

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	0		*RSF-2	0.00	0.00	22,682.07	SF		1.00	1.00	1.00	1.10	1.10	24,950							