LOT 19 BLK 1 IDLEAWILE REPLAT.
ORB 758-2266, 760-2244

WEATHERFORD HOLDON D JR
389 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06087-000

BUILDING CHARACTERISTICS

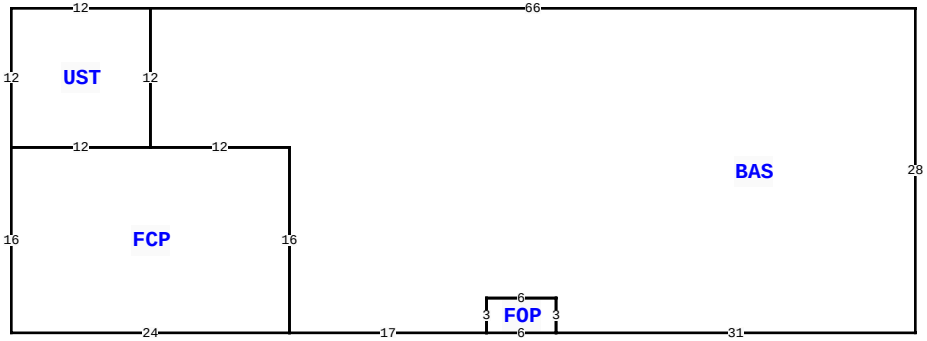
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	18	SLATE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,638	100		1,638	137,314
FCP	384	25		96	8,048
FOP	18	30		5	419
UST	144	45		65	5,449
TOTALS	2,184			1,804	151,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	115.1500	128.97	232,662	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1638 HX Base Yr 2020



389 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	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		151,230
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		19,800
TOTAL MARKET VALUE		172,830
SOH/AGL Deduction		53,740
ASSESSED VALUE		119,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		67,679
TOTAL JUST VALUE		172,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,130

SALE:1:1: LOT 19 BLOCK 1, IDLEAWILE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/2616	9/17/2019	WD	Q	I	01	115,000
GRANTOR: PATRICIA KIMLER						
GRANTEE: HOLDON D WEATHERFOR						
0758/2266	4/15/1992	WD	Q	I		50,300
GRANTOR: BILLY BLALOCK						
GRANTEE: SHAFER-BLALOCK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 UST= W12 S12 E12 N12$ S12 FCP= W12 S16 E24 N16W12$ E12 S16 E17 FOP= E6 N3 W6 S3$ N3 E6 S3 E31 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	24,000.00	SF		1.00	1.00	0.75	1.10	0.83	19,800							

REVIEW DATE 08/17/2016 BY DF Total Acres: 0.55 Total Land Value: 19,800 Market: 0 Agricultural: 0 Common: 19,800 PRINTED 06/23/2026 BY SYS