LOT 2 CHAPMAN'S REPLAT OF IDLEAW
317-443, 838-1545 THRU 1549, WD

ASESORIA & MAS LLC
183 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06092-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

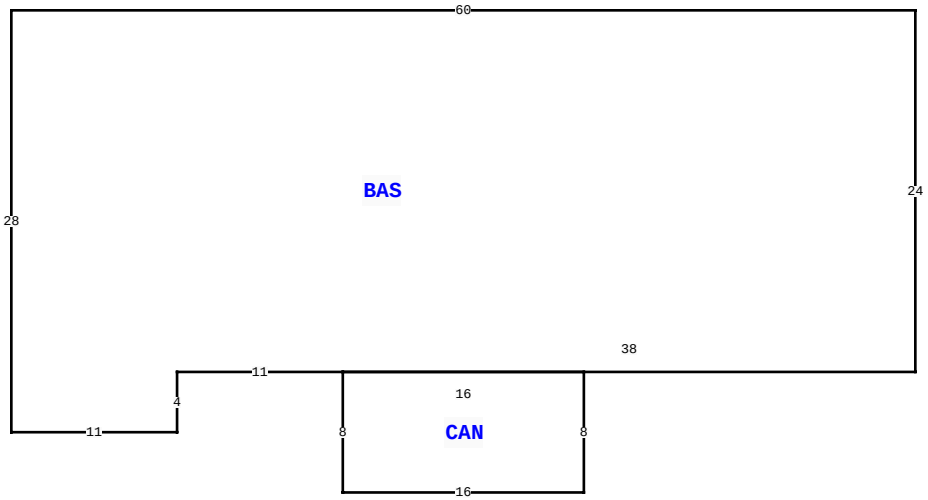
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	105,187
CAN	128	30		38	2,694
TOTALS	1,612			1,522	107,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	1,522	108.4524	82.42	125,443	1958	2010	0	0	0	14.00	86.00

1 OFFICE LOW 0% - 2024 Heated Area: 1484 HX Base Yr



183 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	107,881
TOTAL MARKET OB/XF VALUE	2,082
TOTAL LAND VALUE - MARKET	29,025
TOTAL MARKET VALUE	138,988
SOH/AGL Deduction	0
ASSESSED VALUE	138,988
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,988
TOTAL JUST VALUE	138,988
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1505/1344	12/28/2023	WD	Q	I	01	160,000
GRANTOR: RBG-CM LLC						
GRANTEE: ASESORIA & MAS LLC						
1104/0198	11/28/2006	WD	Q	I	03	36,100
GRANTOR: BEDOYA						
GRANTEE: RBG-CM LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S28 E11 N4 E11 CAN= S8 E16 N8 W16$ E38 N24 $.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	21	21	441.00	UT	2.00	2.00	100	0	0	3	100	882	

LAND DESCRIPTION

TOTAL OB/XF 2,082

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	1700	C	1STORY OFF	0		CG	0.00	0.00	11,610.10	SF		1.00	1.00	1.00	2.50	2.50	29,025							

REVIEW DATE 01/10/2024 BY TP Total Acres: 0.27 Total Land Value: 29,025 Market: 0 Agricultural: 0 Common: 29,025 PRINTED 05/08/2026 BY SYS