LOT 8 BLOCK 1 HOLLIDAY HEIGHTS R

493-22, 619-282, 761-1770, 800-4

SMITH BRANDY/FORD JENILEE
574 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2027

31-3S-17-06109-000

BUILDING CHARACTERISTICS

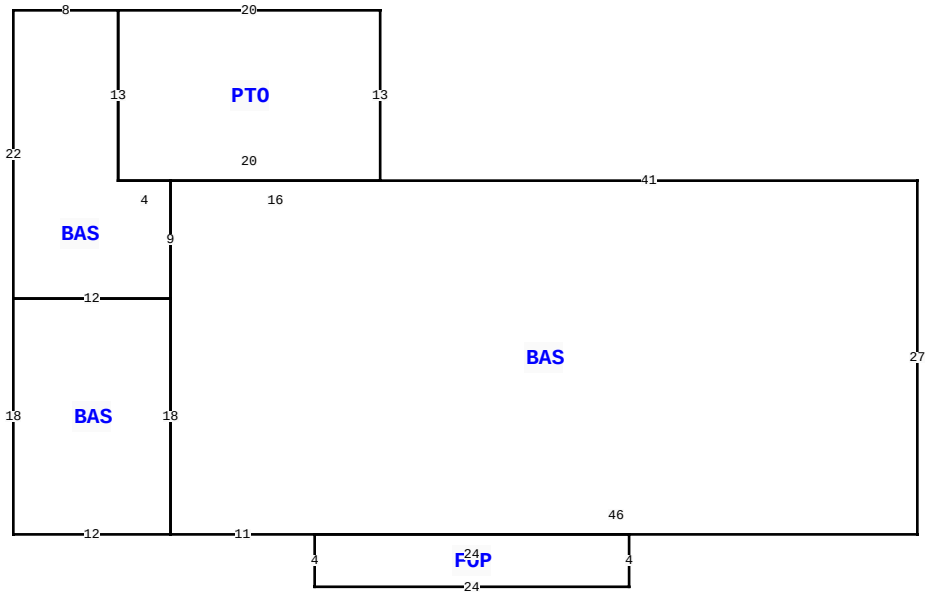
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	31317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	212	100		212	19,524
BAS	216	100		216	19,892
BAS	1,539	100		1,539	141,730
FOP	96	30		29	2,671
PTO	260	5		13	1,197
TOTALS	2,323			2,009	185,013

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,009	119.6010	131.56	264,304	1959	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 1967 HX Base Yr 2026



574 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	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
4	0060	CARPORT F	0	100	18	20	360.00	UT	10.00	10.00	100	1993	1993	3	100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		185,013
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		15,696
TOTAL MARKET VALUE		207,809
SOH/AGL Deduction		0
ASSESSED VALUE		207,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,398
TOTAL JUST VALUE		207,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044416	Electrical Servic	0	05/11/2022
00773			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1739	7/14/2023	EX	Q	I	01	230,000
GRANTOR: LANGLEY BROCK W						
GRANTEE: SMITH BRANDY						
1482/715	12/30/2022	WD	Q	I	01	249,000
GRANTOR: LEO PROPERTY GROUP LL						
GRANTEE: LANGLEY BROCK W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W41 W16 S9 S18 E11 E46 N27 $
PTO=[ORIG=-41,0] N13 W20 S13 E20 $
BAS=[ORIG=-57,9] W12 S18 E12 N18 $
BAS=[ORIG=-57,0] W4 N13 W8 S22 E12 N9 $
FOP=[ORIG=-46,27] S4 E24 N4 W24 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,100

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-3	0.00	0.00	12,557.16	SF		1.00	1.00	1.00	1.25	1.25	15,696							

REVIEW DATE 02/13/2025 BY TP Total Acres: 0.29 Total Land Value: 15,696 Market: 0 Agricultural: 0 Common: 15,696 PRINTED 11/17/2026 BY SYS