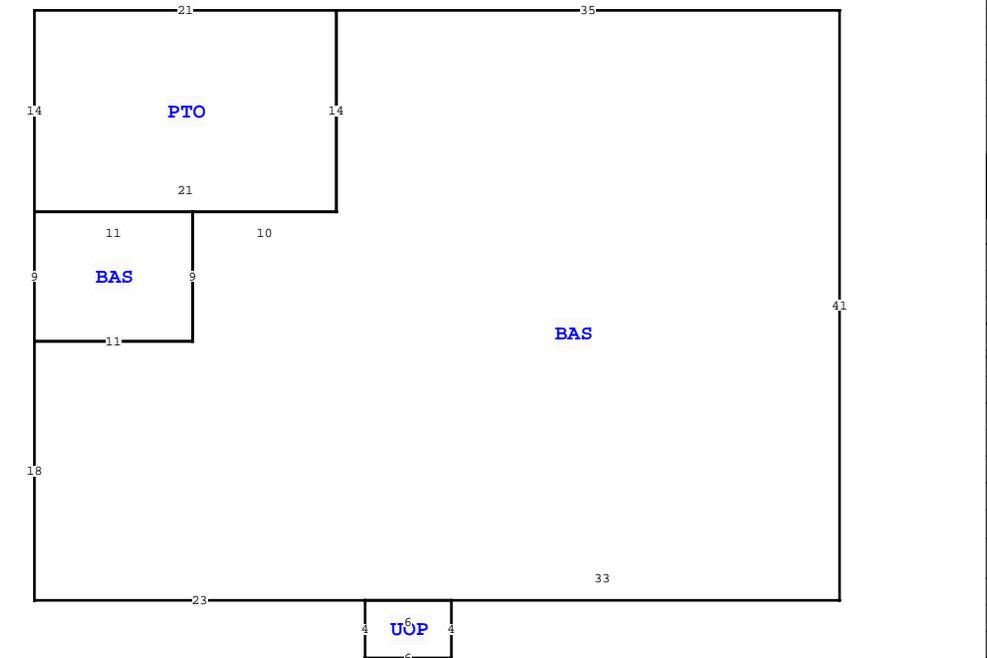


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,022	121.2500	138.22	279,481	1960	1960	0	0	35.00	65.00		



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	99	100		99	8,895
BAS	1,903	100		1,903	170,971
PTO	294	5		15	1,347
UOP	24	20		5	449
TOTALS	2,320			2,022	181,663

506 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	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	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	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	

TOTAL OB/XF 2,300

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-3	0.00	0.00	12,468.91	SF		1.00	1.00	1.00	1.25	1.25	15,586							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1		Tax Dist:
BUILDING MARKET VALUE		181,663
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		15,586
TOTAL MARKET VALUE		199,549
SOH/AGL Deduction		0
ASSESSED VALUE		199,549
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		199,549
TOTAL JUST VALUE		199,549
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		192,627

SALE:16:1: INCLUDED 08479-122
SALE:2:1: SEE SALE #1 \$27,500 ORB 793-830
SALE:1:1: SEE SALE #2 \$27,500 ORB 793-831

PERMIT NUM	DESCRIPTION	AMT	ISSUED
522	MAINT/ALTR	50	11/09/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1109	5/17/2022	WD Q	Q	I	01	189,900
GRANTOR: NELSON RACHEL VANN						
GRANTEE: CHEATHAM TERESA L						
1467/1107	5/17/2022	WD U	U	I	11	100
GRANTOR: NELSON ANDREW T						
GRANTEE: NELSON RACHEL VANN						

BUILDING NOTES

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W35 S14 W10 S9 W11 S18 E23 E33 N41 \$	
PTO=[ORIG=-35,0] W21 S14 E21 N14 \$	
BAS=[ORIG=-45,14] W11 S9 E11 N9 \$	
UOP=[ORIG=-33,41] S4 E6 N4 W6 \$	