

LOT 11 BLOCK 3 GWEN LAKE
ESTATES S/D UNIT 3.
ORB 374-487, 736-921, 789-82,

BERMAN SCOTT/BERMAN DAWN Y
373 NW WILLOW DR
LAKE CITY, FL 32055

2026

31-3S-17-05995-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 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

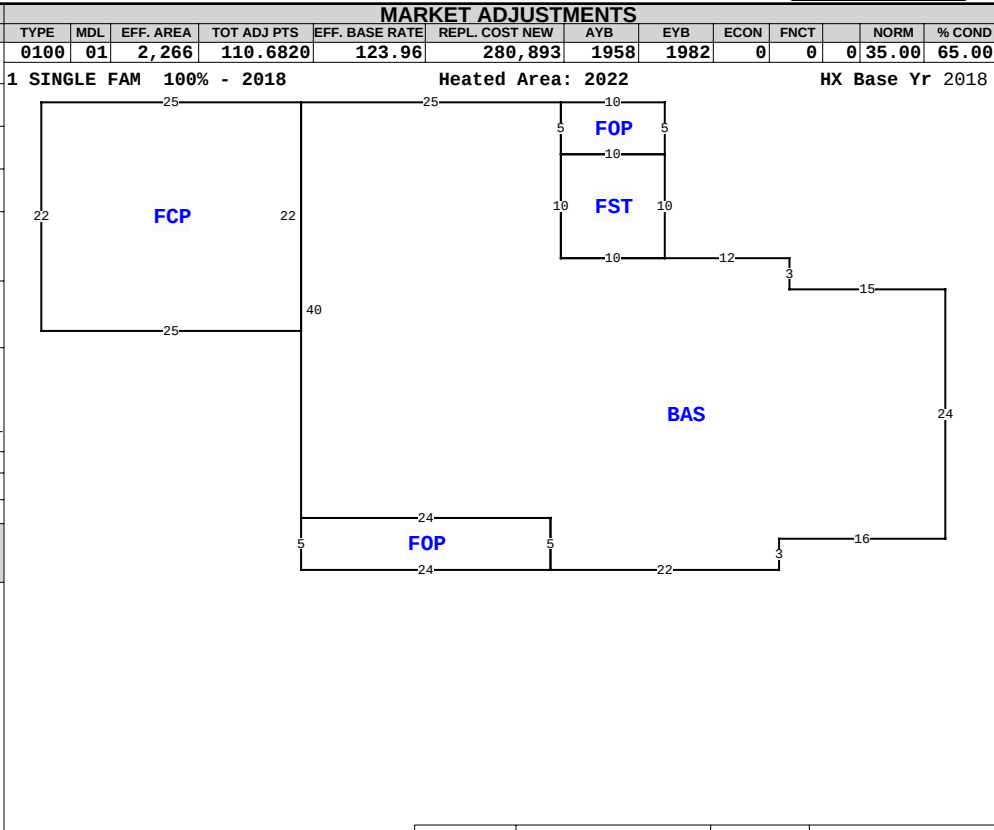
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,022	100		2,022	162,921
FCP	550	25		138	11,119
FOP	50	30		15	1,208
FOP	120	30		36	2,901
FST	100	55		55	4,432
TOTALS	2,842			2,266	182,580

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0294	SHED WOOD/	0 100	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	0100	C



373 NW WILLOW TER, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF		
4,880		

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		182,580	
TOTAL MARKET OB/XF VALUE		4,880	
TOTAL LAND VALUE - MARKET		16,676	
TOTAL MARKET VALUE		204,136	
SOH/AGL Deduction		74,277	
ASSESSED VALUE		129,859	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		79,137	
TOTAL JUST VALUE		204,136	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		204,136	

SALE:3:1: LOTS 11 & 12 BLK 3 UNIT 3 GWEN LAKE ESTA
SALE:2:1: \$.70 STAMPS
SALE:1:1: LOW SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1312/2599	3/31/2016	WD U	I 30
SALE PRICE 145,000			
GRANTOR: LUCIANA S VON BERMAN			
GRANTEE: SCOTT & DAWN BERMAN			
1301/0052	9/15/2015	QC U	I 11
SALE PRICE 100			
GRANTOR: LUCIANA S & JASON B V			
GRANTEE: LUCIANA S VON BERMA			

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS= W25 FCP= W25 S22 E25 N22\$ S40 FOP= S5 E24 N5 W24\$ E24 S5 E22 N3 E16 N24 W15 N3 W12 FST= N10 W10 S10 E10 \$ W10N10 FOP= E10 N5 W10 S5 \$ N5\$.		