LOT 11 BLOCK 5 UNIT 2 GWEN LAKE
DC 1171-2025, LE 1458-1601, WD 1

NESSMITH BRANDON THOMAS
617 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06015-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

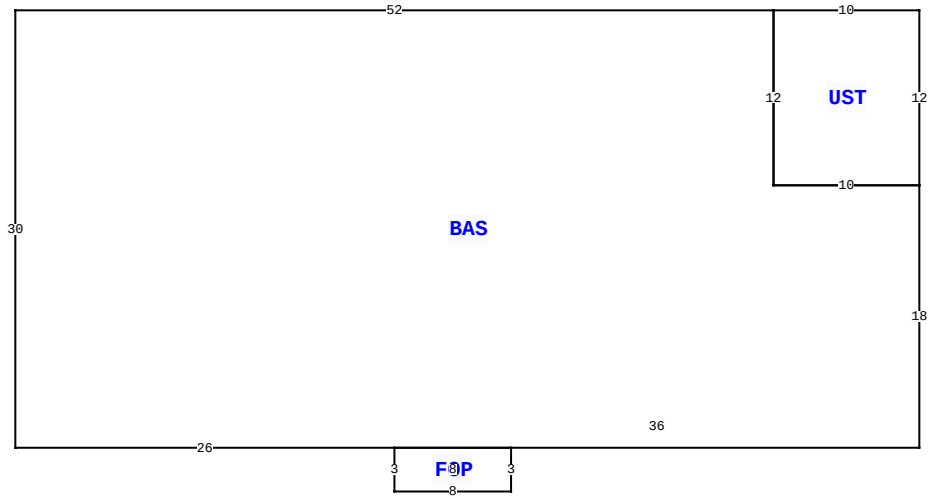
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,740	100		1,740	141,149
FOP	24	30		7	568
UST	120	45		54	4,380
TOTALS	1,884			1,801	146,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	111.4260	124.80	224,765	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1740 HX Base Yr 2024



617 NW GWEN LAKE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		146,097
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		14,222
TOTAL MARKET VALUE		161,519
SOH/AGL Deduction		8
ASSESSED VALUE		161,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		110,789
TOTAL JUST VALUE		161,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045583	Electrical Servic	0	10/06/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/1817	10/03/2022	WD	Q	I	01	160,000
GRANTOR: SKINNER PHYLLIS P						
GRANTEE: NESSMITH BRANDON TH						
1458/1601	2/04/2022	LE	U	I	14	100
GRANTOR: SKINNER PHYLLIS P						
GRANTEE: SKINNER PHYLLIS P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S30 E26 FOP= S3 E8 N3 W8$ E36 N18 UST= N12 W10 S12 E10$ W10 N12$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	14,970.48	SF		1.00	1.00	1.00	0.95	0.95	14,222							

REVIEW DATE 01/11/2023 BY CP Total Acres: 0.34 Total Land Value: 14,222 Market: 0 Agricultural: 0 Common: 14,222 PRINTED 11/19/2025 BY SYS