LOT 13 BLOCK 5 UNIT 2 GWEN LAKE

287-95, DC 1162-564, DC 1303-179

ROSNER ALDEN
575 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06017-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

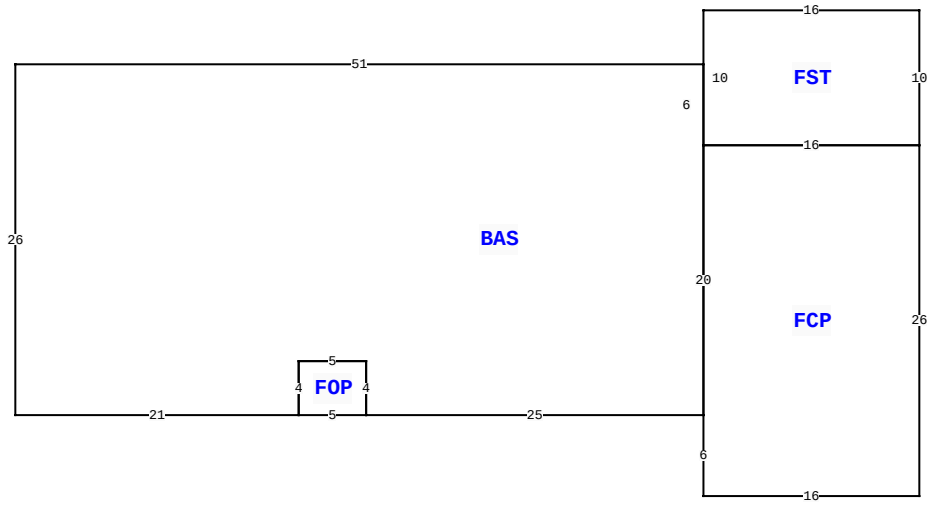
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,306	100		1,306	100,527
FCP	416	25		104	8,005
FOP	20	30		6	462
FST	160	55		88	6,774
TOTALS	1,902			1,504	115,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,504	105.7320	118.42	178,104	1960	1960	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1306 HX Base Yr



575 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	115,768
TOTAL MARKET OB/XF VALUE	1,550
TOTAL LAND VALUE - MARKET	13,939
TOTAL MARKET VALUE	131,257
SOH/AGL Deduction	0
ASSESSED VALUE	131,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,257
TOTAL JUST VALUE	131,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1339/0449	6/13/2017	PB	U	I	18	0

GRANTOR: CIRCUIT COURT PROBATE

GRANTEE: SCOTT & ANDREW BENN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S26 E21 FOP= E5 N4 W5 S4$ N4 E5 S4 E25 FCP= S6 E16 N26 W16 S20$ N20 FST= E16N10 W16 S10$ N6 $.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	0		*RSF	-3 0.00	0.00	14,673.15	SF		1.00	1.00	1.00	0.95	0.95	13,939							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.34 Total Land Value: 13,939 Market: 0 Agricultural: 0 Common: 13,939 PRINTED 11/19/2025 BY SYS