

LOT 3 BLOCK 6 UNIT 3 GWEN LAKE E
ALSO BEG NW COR LOT 3 BLOCK 6, R
E 104.4 FT, S 36 FT, NW 103.7 FT

FROST SHARON
775 NW PALM DR
LAKE CITY, FL 32055

2026

31-3S-17-06027-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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	60	100		60	4,411
BAS	208	100		208	15,291
BAS	1,384	100		1,384	101,745
FOP	60	30		18	1,323
UGR	1,200	45		540	39,698

TOTALS	2,912			2,210	162,468
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
3	0080	DECKING	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	-1 0.00	0.00	13,096.66

REVIEW DATE 08/16/2016 BY DF

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,210	100.9800	113.10	249,951	1958	1958	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2013 Heated Area: 1652 HX Base Yr 2013													

775 NW PALM DR, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF													
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
SF		1.00	1.00	1.00	0.95	0.95	12,442						

TOTAL OB/XF													
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
SF		1.00	1.00	1.00	0.95	0.95	12,442						

Total Acres: 0.30 Total Land Value: 12,442 Market: 0 Agricultural: 0 Common: 12,442

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		162,468	
TOTAL MARKET OB/XF VALUE		700	
TOTAL LAND VALUE - MARKET		12,442	
TOTAL MARKET VALUE		175,610	
SOH/AGL Deduction		77,859	
ASSESSED VALUE		97,751	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		42,029	
TOTAL JUST VALUE		175,610	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,610	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
887	ADDN SFR	137	06/23/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1482/2281	1/13/2023	LE	U	I	14	100
GRANTOR: FROST SHARON						
GRANTEE: FROST SHARON (ENH L						
1416/2425	8/08/2020	WD	U	I	11	100
GRANTOR: SHARON FROST						
GRANTEE: SHARON FROST						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W15 S6 W28 N14 W16 UGR= N9 W24 S50 E24 N41\$ S30 BAS= S11 E14 N11 W3 N9 W6 S9 W5\$ E5 N9 E6 S9 E3 BAS= S6 FOP= S6 E10 N6 W10\$ E10 N6 W10\$ E30 S12 E15 N34\$.									

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BAS= W15 S6 W28 N14 W16 UGR= N9 W24 S50 E24 N41\$ S30 BAS= S11 E14 N11 W3 N9 W6 S9 W5\$ E5 N9 E6 S9 E3 BAS= S6 FOP= S6 E10 N6 W10\$ E10 N6 W10\$ E30 S12 E15 N34\$.									

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