

LOT 7 BLOCK 6 UNIT 3 GWEN LAKE
ESTATES S/D.

STRAND DONALD H/STRAND ONA A
401 NW WILLOW DR
LAKE CITY, FL 32055-3236

2026

31-3S-17-06031-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 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

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	196	100		196	15,363
BAS	1,456	100		1,456	114,126
FOP	44	30		13	1,019
FOP	204	30		61	4,781
FSP	204	40		82	6,427
FST	120	55		66	5,173
TOTALS	2,224			1,874	146,891

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	
3	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		*RSF	-1 0.00	0.00	10,762.51	SF	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,874	107.6700	120.59	225,986	1960	1980	0	0	35.00	65.00
1 SINGLE FAM 100% - 2015 Heated Area: 1652 HX Base Yr 2015											
401 NW WILLOW TER, LAKE CITY											

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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE			146,891
TOTAL MARKET OB/XF VALUE			7,100
TOTAL LAND VALUE - MARKET			12,269
TOTAL MARKET VALUE			166,260
SOH/AGL Deduction			62,763
ASSESSED VALUE			103,497
TOTAL EXEMPTION VALUE	HX HB VX SX		103,497
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			166,260
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046876	Remodel	17,700	03/31/2023
250	MAINT/ALTR	50	07/02/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1335/1277	3/21/2017	LE U	I	I	14	100	
GRANTOR: DONALD H & ONA A STRA							
GRANTEE: MICHAEL STRAND & JO							
1273/2268	4/30/2014	WD Q	I	I	01	99,000	
GRANTOR: JOSEPH H & DANIELLE M							
GRANTEE: DONALD H & ONA A ST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W25 S31 E22 FOP= S4 E11 N4 W11\$ E30 N19 FSP= E14 N12 FOP= N12 W17 S12 E17\$ W17 S12 E3\$ W3 FST= N12 W10 S12 E10\$ W10 N12 BAS= N14 W14 S14 E14\$ W14\$.											