

LOT 1 BLOCK 9 UNIT 4 GWEN LAKE E
538-701, 576-514, 623-533, DC 10

BASS DUSTIN L
PO BOX 471
STEINHATCHEE, FL 32359

2025

31-3S-17-06036-000
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,666	107.9960	120.96	201,519	1958	1958	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1614 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		130,987
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		11,247
TOTAL MARKET VALUE		143,334
SOH/AGL Deduction		0
ASSESSED VALUE		143,334
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		143,334
TOTAL JUST VALUE		143,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,148

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	120	100		120	9,435
BAS	1,494	100		1,494	117,464
UOP	260	20		52	4,089
TOTALS	1,874			1,666	130,987

EXTRA FEATURES		560 NW ASHLEY ST, LAKE CITY	
L	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 1996 1996 3 100 300
2	0294	SHED WOOD/	0 0 10 21 1.00 UT 0.00 0.00 100 1996 1996 3 100 800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2501	5/06/2024	WD	U	I	11	0
GRANTOR: KEENE PATRICIA A						
GRANTEE: BASS DUSTIN L						
0623/0533	5/19/1987	WD	U	I		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 S30 E12 N3 E42 N27 BAS= N10 W12 S10 E12\$ W12 UOP= N10 W26 S10 E26\$ W26\$.	

LAND DESCRIPTION		TOTAL OB/XF												1,100										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	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	CONSRV
1	0100	C	SFR	0		*RSF-1	0.00	0.00	11,246.90	SF		1.00	1.00	1.00	1.00	1.00	11,247							

REVIEW DATE		08/22/2016		BY DF		Total Acres: 0.26		Total Land Value: 11,247		Market: 0		Agricultural: 0		Common: 11,247		PRINTED 08/15/2025 BY SYS	
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