

LOT 6 BLOCK 9 UNIT 4 GWEN LAKE
ESTATES S/D.

ROBINSON COURTNEY SHANEIL/BARNABY BROOKLYNN BEV
387 NW FERN LOOP
LAKE CITY, FL 32055

2026

31-3S-17-06041-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																							
Exterior Wall	31	VINYL SID 90	0100	01	1,305	91.8528	102.88	134,258	1959	1959	0	0	0	35.00	65.00	VALUATION SUMMARY																						
Exterior Wall	19	COMMON BRK 10	1 SINGLE FAM 100% - 2020												Heated Area: 1136												HX Base Yr 2020											
Roof Structure	03	GABLE/HIP 100													VALUATION BY												STANDARD											
Roof Cover	12	MODULAR MT 100													Tax Group: 1												Tax Dist:											
Interior Wall	04	PLYWOOD 50													BUILDING MARKET VALUE												87,268											
Interior Wall	05	DRYWALL 50													TOTAL MARKET OB/XF VALUE												300											
Interior Floor	12	HARDWOOD 90													TOTAL LAND VALUE - MARKET												10,335											
Interior Floor	06	VINYL ASB 10													TOTAL MARKET VALUE												97,903											
Air Condition	02	WINDOW 100													SOH/AGL Deduction												28,599											
Heating Type	03	FORCED AIR 100													ASSESSED VALUE												69,304											
Bedrooms		2 100													TOTAL EXEMPTION VALUE												HX HB 44,304											
Bathrooms	01	NONE 100													BASE TAXABLE VALUE												25,000											
Frame	1.	1. 100	TOTAL JUST VALUE												97,903																							
Stories	05	CONV 100	NCON VALUE												0																							
Architectural	01	01 100	INCOME VALUE																																			
Units	01	01 100	PREVIOUS YEAR MKT VALUE												97,903																							
Condition Adj	05	05	SALE:1:1: LOT 6 BLK 9 GWEN LAKES ESTATES																																			
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	140	100		140	9,362																																	
BAS	996	100		996	66,604																																	
FEP	96	80		77	5,149																																	
UCP	190	20		38	2,541																																	
UOP	120	20		24	1,605																																	
UOP	150	20		30	2,006																																	
TOTALS	1,692			1,305	87,268																																	
EXTRA FEATURES						387 NW FERN BROOK LOOP, LAKE CITY																																
L N	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	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200																						
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100																						
LAND DESCRIPTION																																						
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	100		*RSF	-1 0.00	0.00	8,987.36	SF		1.00	1.00	1.15	1.00	1.15	10,335																					
REVIEW DATE 08/22/2016 BY DF Total Acres: 0.21 Total Land Value: 10,335 Market: 0 Agricultural: 0 Common: 10,335 PRINTED 11/18/2025 BY SYS																																						