

LOTS 9 & 10 BLOCK 9 UNIT 4
GWEN LAKE ESTATES S/D.
PROB #00-102-CP ORB 904-1948

DREW DEVELOPMENT LLC
P O BOX 3488
LAKE CITY, FL 32056-3488

2026

31-3S-17-06046-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 04 04

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	1,530	100		1,530	115,521
FOP	32	30		10	755
FSP	180	40		72	5,437
UCP	198	20		40	3,020
UST	80	45		36	2,718

TOTALS 2,020 1,688 127,451

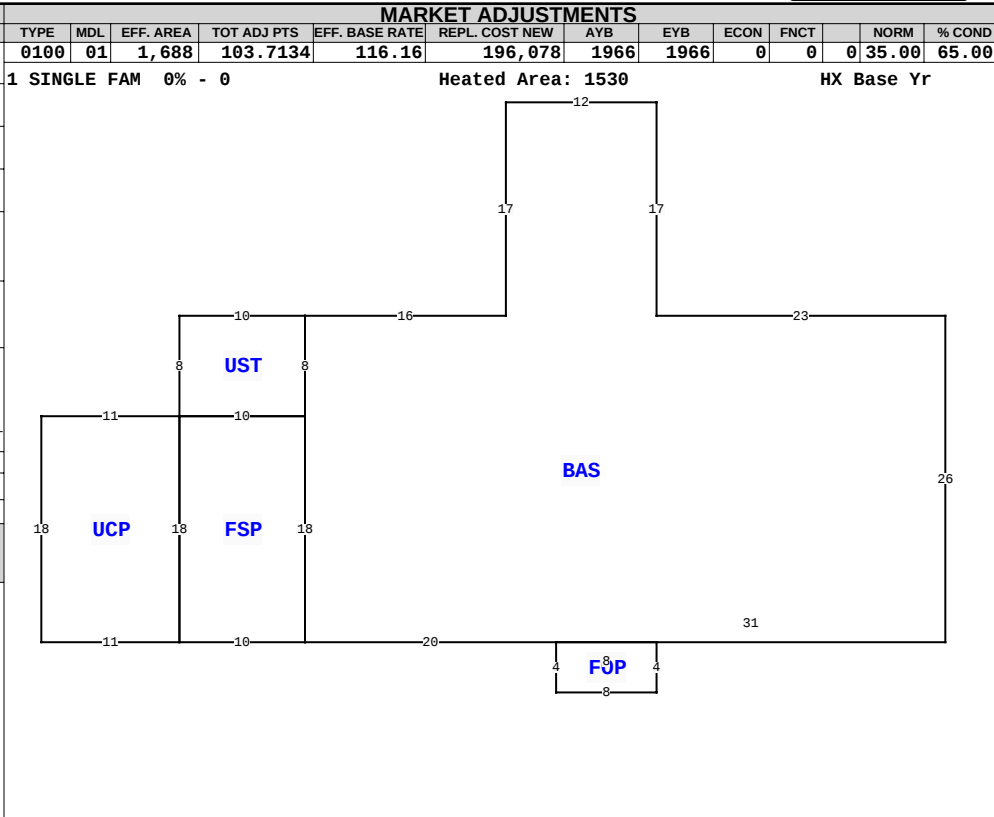
EXTRA FEATURES

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	
2	0258	PATIO	0	0	0	1.00	UT	0.00	100	2016	2016	3	100	50	

LAND DESCRIPTION

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	0100	C	SFR	0	

REVIEW DATE 08/22/2016 BY DF



421 NW FERN BROOK LOOP, LAKE CITY

421 NW FERN BROOK LOOP, LAKE CITY				XF DATE						LAND DATE		04/27/2022	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	2011	2011	3	100	50				
1.00	UT	0.00	0.00	100	2016	2016	3	100	50				

TOTAL OB/XF												100	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
*RSF	1 0.00	0.00	15,976.73	SF		1.00	1.00	0.90	1.00	0.90			

Total Acres: 0.37 Total Land Value: 14,379 Market: 0 Agricultural: 0 Common: 14,379

COLUMBIA COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		127,451
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		14,379
TOTAL MARKET VALUE		141,930
SOH/AGL Deduction		0
ASSESSED VALUE		141,930
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		141,930
TOTAL JUST VALUE		141,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1513	REMODEL	50	12/16/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1311/0341	3/03/2016	WD	U	I	37
					SALE PRICE
					35,000

GRANTOR: KRISTINE J BENTON (FK)
GRANTEE: DREW DEVELOPMENT LL
0914/1665 11/17/2000 QC Q I 01 100
GRANTOR: KATHLEEN CUMINGS (S)
GRANTEE: KRISTINE CUMMINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N17 W12 S17 W16 UST= W10 S8 E10 N8\$ S8 FSP= W10 UCP= W11 S18 E11 N18\$ S18E10 N18\$ S18 E20 FOP= S4 E8 N4 W8\$ E31 N26\$.