LOT 11 BLOCK 3 GWEN LAKE
ESTATES S/D UNIT 3.
ORB 374-487, 736-921, 789-82,

BERMAN SCOTT/BERMAN DAWN Y
373 NW WILLOW DR
LAKE CITY, FL 32055

2026

31-3S-17-05995-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

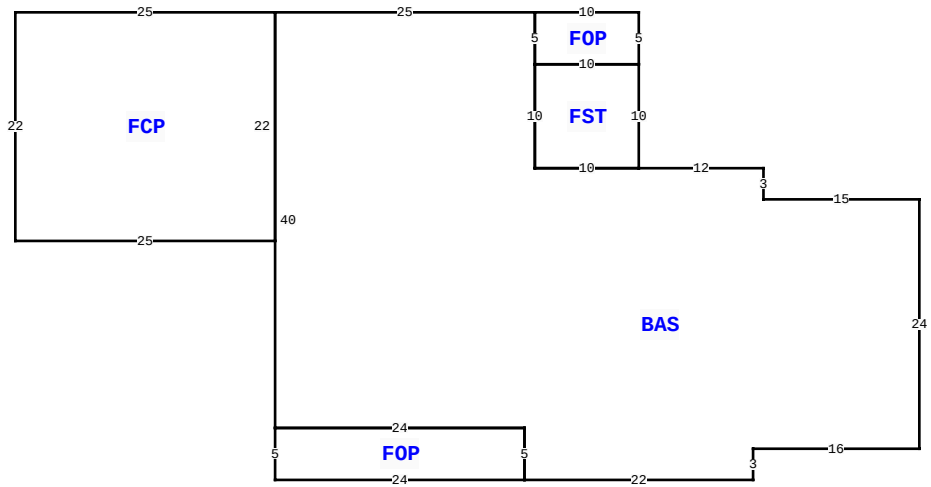
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,022	100		2,022	162,921
FCP	550	25		138	11,119
FOP	50	30		15	1,208
FOP	120	30		36	2,901
FST	100	55		55	4,432
TOTALS	2,842			2,266	182,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	110.6820	123.96	280,893	1958	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2022 HX Base Yr 2018



373 NW WILLOW TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		182,580
TOTAL MARKET OB/XF VALUE		4,880
TOTAL LAND VALUE - MARKET		16,676
TOTAL MARKET VALUE		204,136
SOH/AGL Deduction		74,655
ASSESSED VALUE		129,481
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,070
TOTAL JUST VALUE		204,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,136

SALE:3:1: LOTS 11 & 12 BLK 3 UNIT 3 GWEN LAKE ESTA
SALE:2:1: $.70 STAMPS
SALE:1:1: LOW SALE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1312/2599	3/31/2016	WD	U	I	30	145,000
GRANTOR: LUCIANA S VON BERMAN						
GRANTEE: SCOTT & DAWN BERMAN						
1301/0052	9/15/2015	QC	U	I	11	100
GRANTOR: LUCIANA S & JASON B V						
GRANTEE: LUCIANA S VON BERMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FCP= W25 S22 E25 N22$ S40 FOP= S5 E24 N5 W24$ E24 S5 E22 N3 E16 N24 W15 N3 W12 FST= N10 W10 S10 E10 $ W10N10 FOP= E10 N5 W10 S5 $ N5$.

EXTRA FEATURES

LN	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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 4,880

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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-2	0.00	0.00	14,627.87	SF		1.00	1.00	1.20	0.95	1.14	16,676							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.34 Total Land Value: 16,676 Market: 0 Agricultural: 0 Common: 16,676 PRINTED 03/27/2026 BY SYS