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

2027

31-3S-17-05995-000

BUILDING CHARACTERISTICS

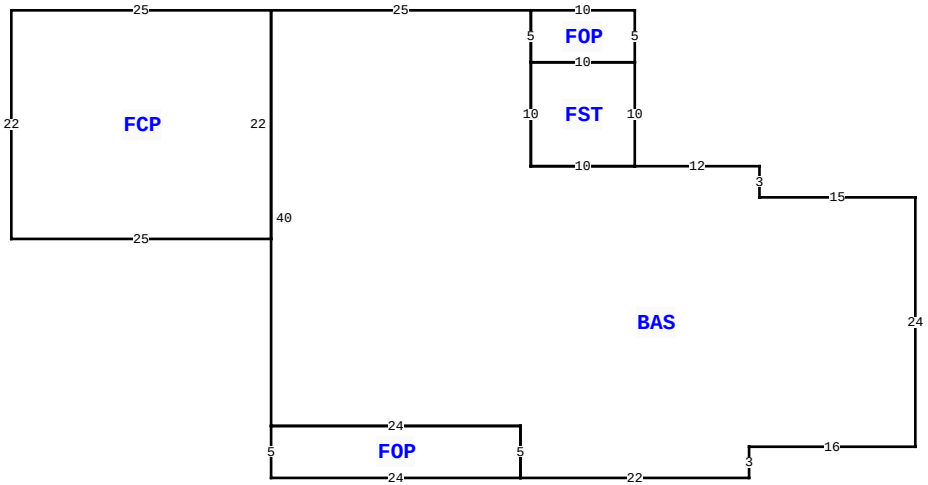
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	160,016
FCP	550	25		138	10,921
FOP	50	30		15	1,187
FOP	120	30		36	2,849
FST	100	55		55	4,352
TOTALS	2,842			2,266	179,326

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	121.75	275,886	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	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		179,326
TOTAL MARKET OB/XF VALUE		4,880
TOTAL LAND VALUE - MARKET		21,942
TOTAL MARKET VALUE		206,148
SOH/AGL Deduction		72,783
ASSESSED VALUE		133,365
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,954
TOTAL JUST VALUE		206,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,402

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$.

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	1.25	1.50	21,942							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.34 Total Land Value: 21,942 Market: 0 Agricultural: 0 Common: 21,942 PRINTED 11/17/2026 BY SYS