

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

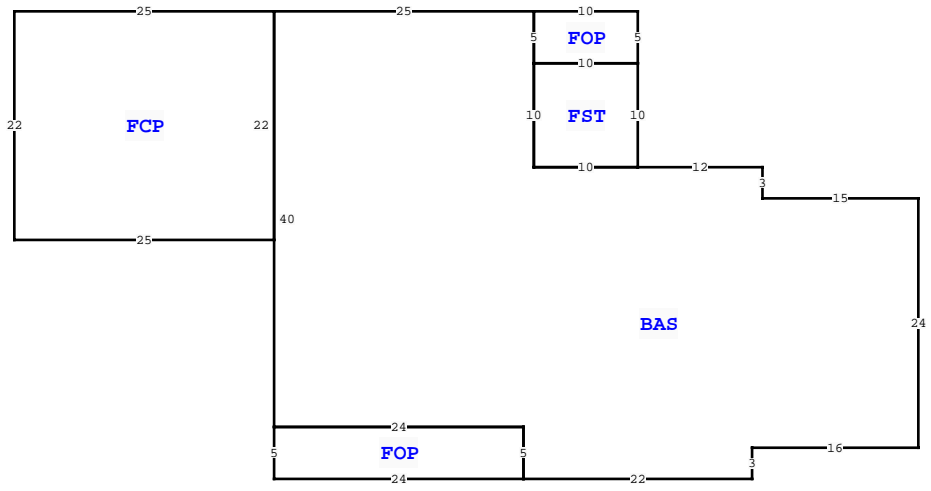
2026

31-3S-17-05995-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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 Units	05	CONV	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
BAS	2,022	100	
FCP	550	25	
FOP	50	30	
FOP	120	30	
FST	100	55	
TOTALS	2,842		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2018								
Heated Area: 2022 HX Base Yr 2018											



EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	OB/XF VALUE
1	0166	CONC, PAVMT	1,000
2	0180	FPLC 1STRY	2,000
3	0120	CLFENCE 4	800
4	0294	SHED WOOD/	1,080
TOTALS			4,880

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	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0294	SHED WOOD/	0	100	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	

LAND DESCRIPTION		TOTAL OB/XF 4,880																						
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-	2	0.00	0.00	14,627.87	SF		1.00	1.00	1.20	1.25	1.50	21,942						

VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			182,580
TOTAL MARKET OB/XF VALUE			4,880
TOTAL LAND VALUE - MARKET			21,942
TOTAL MARKET VALUE			209,402
SOH/AGL Deduction			79,921
ASSESSED VALUE			129,481
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			78,070
TOTAL JUST VALUE			209,402
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,136

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1			
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\$.	