LOT 15 BLOCK 3 UNIT 3 GWEN LAKE
450-171, 562-527, 625-336, 674-4

ADAMS RAYMOND D/WILLIAMS JENNIFER KIRBY
447 SW DURANT ST
FORT WHITE, FL 32038

2027

31-3S-17-05998-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
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

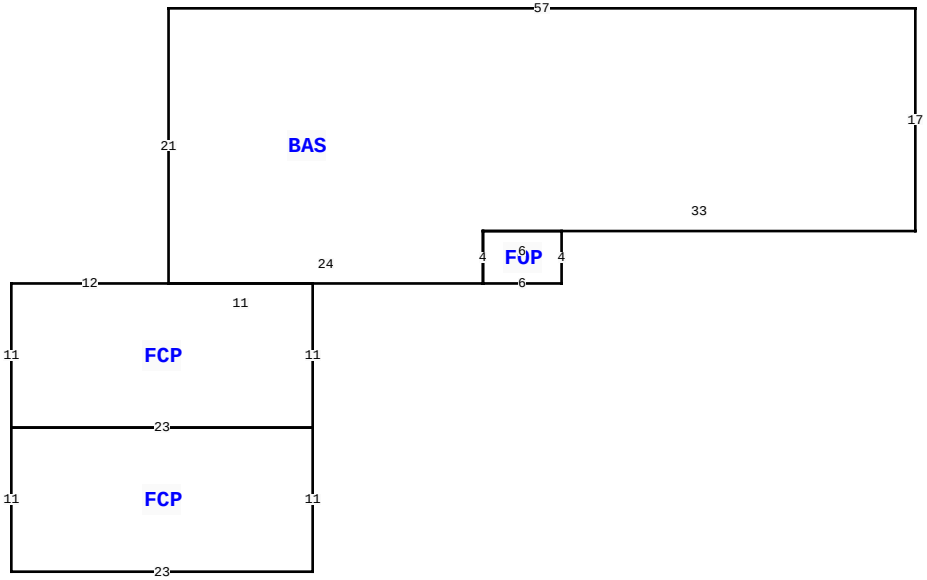
NEIGHBORHOOD/LOC 31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,065	100		1,065	74,950
FCP	253	25		63	4,434
FCP	253	25		63	4,434
FOP	24	30		7	493
TOTALS	1,595			1,198	84,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,198	98.4300	108.27	129,707	1958	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1065 HX Base Yr 1995



782 NW PALM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	300	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	84,310
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	15,073
TOTAL MARKET VALUE	102,283
SOH/AGL Deduction	50,613
ASSESSED VALUE	51,670
TOTAL EXEMPTION VALUE	HX HB DX 31,670
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	102,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,817

SALE:3:1: LOT 15 BLOCK 3 GWEN LAKE ESTATES UNIT 3.

SALE:1:1: DIV SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/780	7/23/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ADAMS						
GRANTEE: ADAMS RAYMOND D						
1458/1194	2/03/2022	QC	U	I	11	100
GRANTOR: ADAMS MICHAEL D						
GRANTEE: ADAMS MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S21 FCP= W12 S11 FCP= S11 E23 N11 W23$ E23 N11 W11$
E24 FOP= E6 N4 W6 S4$ N4 E33 N17$.

LAND DESCRIPTION

TOTAL OB/XF 2,900

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	12,058.16	SF		1.00	1.00	1.00	1.25	1.25	15,073							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.28 Total Land Value: 15,073 Market: 0 Agricultural: 0 Common: 15,073 PRINTED 11/17/2026 BY SYS