

LOT 13 BLOCK 5 UNIT 2 GWEN LAKE
287-95, DC 1162-564, DC 1303-179

ROSNER ALDEN
575 NW GWEN LAKE AVE
LAKE CITY, FL 32055

2026

31-3S-17-06017-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	02	WINDOW 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 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,504	105.7320	118.42	178,104	1960	1960	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 1306 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		115,768
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		18,341
TOTAL MARKET VALUE		135,659
SOH/AGL Deduction		0
ASSESSED VALUE		135,659
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		135,659
TOTAL JUST VALUE		135,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,257

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	100,527
FCP	416	25		104	8,005
FOP	20	30		6	462
FST	160	55		88	6,774
TOTALS	1,902			1,504	115,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0449	6/13/2017	PB	U	I	18	0

GRANTOR: CIRCUIT COURT PROBATE
GRANTEE: SCOTT & ANDREW BENN

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

EXTRA FEATURES		TOTAL OB/XF	
575 NW GWEN LAKE AVE, LAKE CITY	1,504	115,768	1,550

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W51 S26 E21 FOP= E5 N4 W5 S4\$ N4 E5 S4 E25 FCP= S6 E16 N26 W16 S20\$ N20 FST= E16N10 W16 S10\$ N6 \$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0		*RSF-3	0.00	0.00	14,673.15	SF		1.00	1.00	1.00	1.25	1.25	18,341							