

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

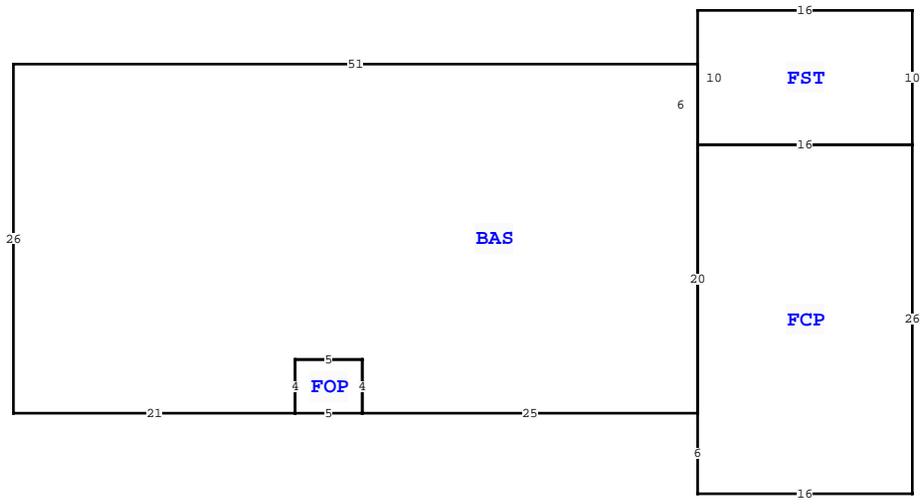
ROSNER ALDEN  
575 NW GWEN LAKE AVE  
LAKE CITY, FL 32055

**2026**

31-3S-17-06017-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
Architectural 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	1,306	100	
FCP	416	25	
FOP	20	30	
FST	160	55	
TOTALS	1,902		

MARKET ADJUSTMENTS											
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											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		115,768
TOTAL LAND VALUE - MARKET		1,550
TOTAL MARKET VALUE		13,939
SOH/AGL Deduction		0
ASSESSED VALUE		131,257
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		131,257
TOTAL JUST VALUE		131,257
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,257

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

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 \$.	

EXTRA FEATURES																
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	

LAND DESCRIPTION																								
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	0.95	0.95	13,939							