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

2027

31-3S-17-06017-000

BUILDING CHARACTERISTICS

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 Floo	14	CARPET 90
Interior Floo	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	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

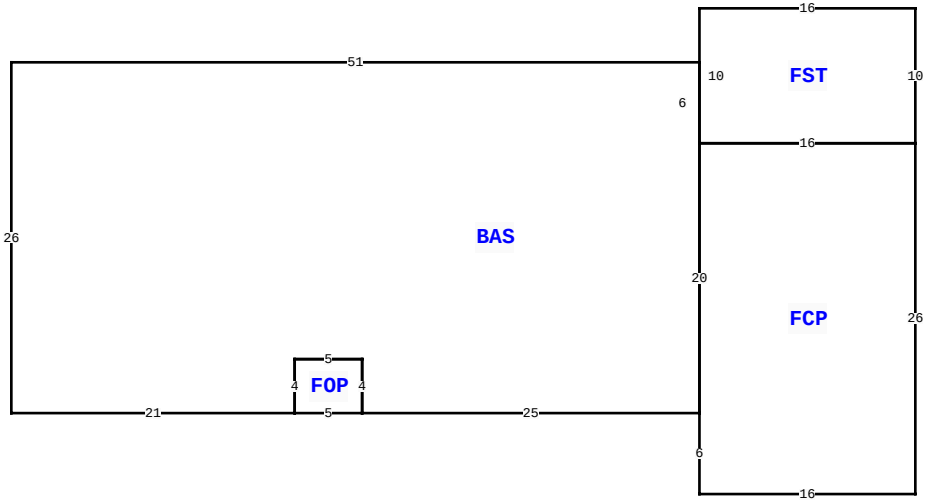
NEIGHBORHOOD/LOC 31317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,306	100		1,306	98,736
FCP	416	25		104	7,862
FOP	20	30		6	454
FST	160	55		88	6,653
TOTALS	1,902			1,504	113,704

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	116.31	174,930	1960	1960	0	0	0	35.00	65.00

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



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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	113,704
TOTAL MARKET OB/XF VALUE	1,550
TOTAL LAND VALUE - MARKET	18,341
TOTAL MARKET VALUE	133,595
SOH/AGL Deduction	0
ASSESSED VALUE	133,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	133,595
TOTAL JUST VALUE	133,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,659

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 $.

LAND DESCRIPTION

TOTAL OB/XF 1,550

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	0		*RSF-3	0.00	0.00	14,673.15	SF		1.00	1.00	1.00	1.25	1.25	18,341							

REVIEW DATE 08/16/2016 BY DF Total Acres: 0.34 Total Land Value: 18,341 Market: 0 Agricultural: 0 Common: 18,341 PRINTED 11/17/2026 BY SYS