LOT 7 BLOCK 6 UNIT 3 GWEN LAKE ESTATES S/D.

STRAND DONALD H/STRAND ONA A
401 NW WILLOW DR
LAKE CITY, FL 32055-3236

2027

31-3S-17-06031-000

BUILDING CHARACTERISTICS

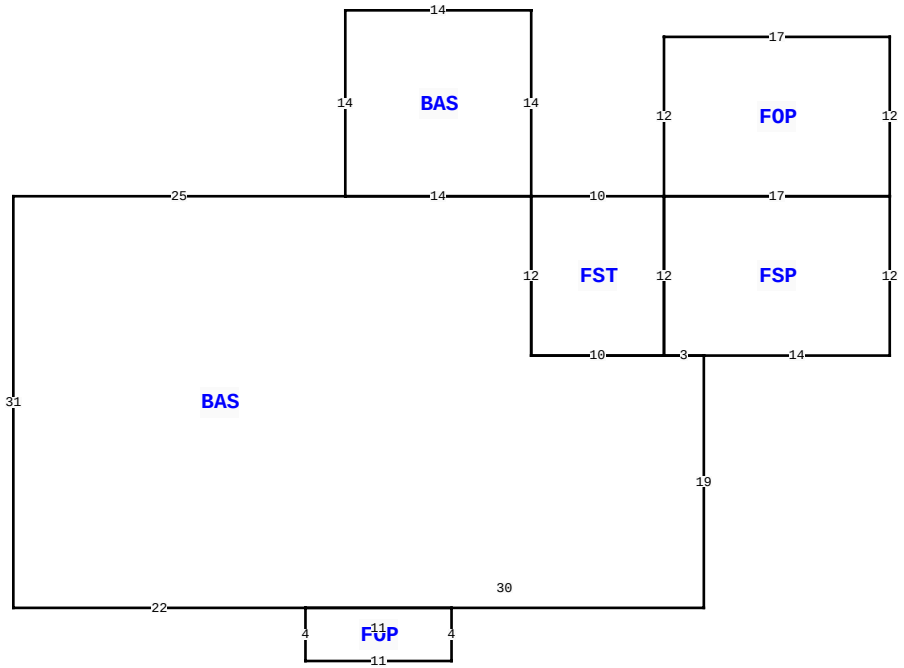
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover		N/A 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	196	100		196	15,089
BAS	1,456	100		1,456	112,092
FOP	44	30		13	1,001
FOP	204	30		61	4,696
FSP	204	40		82	6,313
FST	120	55		66	5,081
TOTALS	2,224			1,874	144,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	107.6700	118.44	221,957	1960	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1652 HX Base Yr 2015



401 NW WILLOW TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	144,272
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	19,373
TOTAL MARKET VALUE	170,745
SOH/AGL Deduction	64,453
ASSESSED VALUE	106,292
TOTAL EXEMPTION VALUE	HX HB VX SX 106,292
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	170,745
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,364

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046876	Remodel	17,700	03/31/2023
250	MAINT/ALTR	50	07/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/1277	3/21/2017	LE	U	I	14	100
GRANTOR: DONALD H & ONA A STRA						
GRANTEE: MICHAEL STRAND & JO						
1273/2268	4/30/2014	WD	Q	I	01	99,000
GRANTOR: JOSEPH H & DANIELLE M						
GRANTEE: DONALD H & ONA A ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S31 E22 FOP= S4 E11 N4 W11$ E30 N19 FSP= E14 N12 FOP= N12 W17 S12 E17$ W17 S12 E3$ W3 FST= N12 W10 S12 E10$ W10 N12 BAS= N14 W14 S14 E14$ W14$.

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	1993	1993	3	100	400	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,700	
3	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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-1	0.00	0.00	10,762.51	SF		1.00	1.00	1.20	1.50	1.80	19,373							

REVIEW DATE 04/04/2023 BY TW Total Acres: 0.25 Total Land Value: 19,373 Market: 0 Agricultural: 0 Common: 19,373 PRINTED 11/17/2026 BY SYS