LOT 2 BLOCK 8 UNIT 4 GWEN
LAKE ESTATES S/D.

COLLINS ROBERT F/COLLINS JANE D
381 NW FERN BROOK LOOP
LAKE CITY, FL 32055

2026

31-3S-17-06035-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

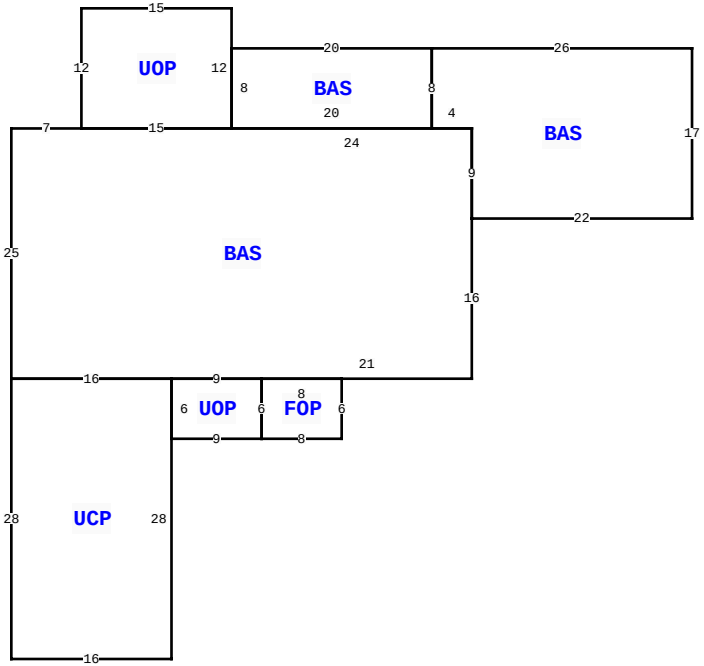
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	160	100		160	11,761
BAS	406	100		406	29,845
BAS	1,150	100		1,150	84,535
FOP	48	30		14	1,029
UCP	448	20		90	6,616
UOP	54	20		11	809
UOP	180	20		36	2,646
TOTALS	2,446			1,867	137,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,867	99.1980	113.09	211,139	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1716 HX Base Yr 2024



381 NW FERN BROOK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		137,240
TOTAL MARKET OB/XF VALUE		2,350
TOTAL LAND VALUE - MARKET		26,517
TOTAL MARKET VALUE		166,107
SOH/AGL Deduction		2,019
ASSESSED VALUE		164,088
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,677
TOTAL JUST VALUE		166,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/0480	6/14/2019	WD	Q	I	01	137,500
GRANTOR: FRANCES JEAN MADSEN &						
GRANTEE: ROBERT F & JANE D C						
1356/1723	3/26/2018	WD	Q	I	01	124,900
GRANTOR: DAVID J & SHARON G RO						
GRANTEE: FRANCES JEAN MADSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 S25 UCP= S28 E16 N28W16$ E16 UOP= S6 E9 N6 W9$ E9FOP= S6 E8 N6 W8$ E21 N16 BAS= E22 N17 W26 BAS= W20 S8E20 N8$ S8 E4 S9 $ N9 W24 UOP= N12 W15 S12 E15$ W15$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1959	1959	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,350

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	37,881.61	SF		1.00	1.00	0.70	1.00	0.70	26,517							

REVIEW DATE 06/01/2017 BY DF Total Acres: 0.87 Total Land Value: 26,517 Market: 0 Agricultural: 0 Common: 26,517 PRINTED 05/08/2026 BY SYS