LOT 1 BLOCK 9 UNIT 4 GWEN LAKE E

538-701, 576-514, 623-533, DC 10

BASS DUSTIN L
PO BOX 471
STEINHATCHEE, FL 32359

2026

31-3S-17-06036-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

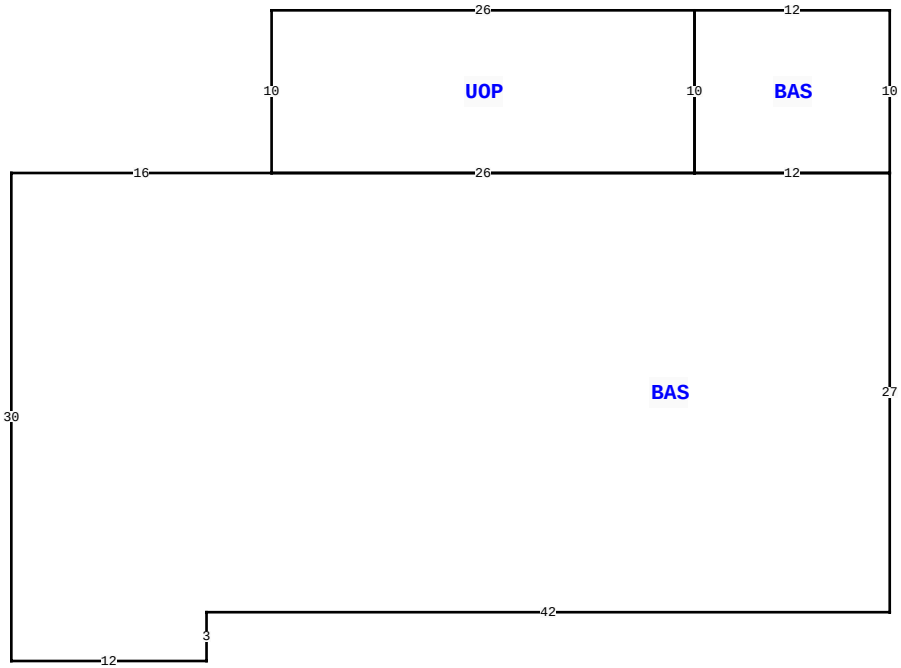
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	120	100		120	9,603
BAS	1,494	100		1,494	119,562
UOP	260	20		52	4,161
TOTALS	1,874			1,666	133,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	107.9960	123.12	205,118	1958	1958	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1614 HX Base Yr



560 NW ASHLEY ST, 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	133,327
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	11,247
TOTAL MARKET VALUE	145,674
SOH/AGL Deduction	0
ASSESSED VALUE	145,674
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,674
TOTAL JUST VALUE	145,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2501	5/06/2024	WD	U	I	11	0
GRANTOR: KEENE PATRICIA A						
GRANTEE: BASS DUSTIN L						
0623/0533	5/19/1987	WD	U	I		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S30 E12 N3 E42 N27 BAS= N10 W12 S10 E12$ W12 UOP= N10 W26 S10 E26$ W26$.

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	1996	1996	3	100	300	
2	0294	SHED WOOD/	0	0	10	21	1.00	UT	0.00	0.00	100	1996	1996	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	0		*RSF-1	0.00	0.00	11,246.90	SF		1.00	1.00	1.00	1.00	1.00	11,247							

REVIEW DATE 08/22/2016 BY DF Total Acres: 0.26 Total Land Value: 11,247 Market: 0 Agricultural: 0 Common: 11,247 PRINTED 05/08/2026 BY SYS