LOT 4 BLOCK 9 UNIT 4 GWEN LAKE ESTATES S/D.

MURRAY HANNAH MICHAELA
369 NW FERN BROOK LOOP
LAKE CITY, FL 32055-2605

2027

31-3S-17-06039-000

BUILDING CHARACTERISTICS

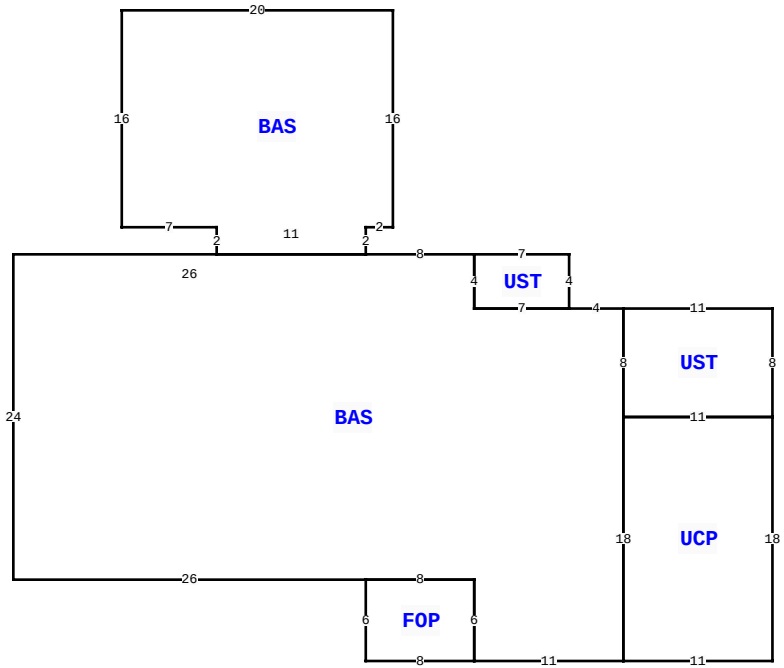
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	342	100		342	38,620
BAS	1,102	100		1,102	124,442
FOP	48	30		14	1,581
UCP	198	20		40	4,517
UST	28	45		13	1,468
UST	88	45		40	4,517
TOTALS	1,806			1,551	175,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,551	110.9790	122.08	189,346	1959	2019	0	0	0	7.50	92.50

1 SINGLE FAM 0% - 2021 Heated Area: 1444 HX Base Yr



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

369 NW FERN BROOK LOOP, LAKE CITY

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	300	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	175,145
TOTAL MARKET OB/XF VALUE	675
TOTAL LAND VALUE - MARKET	19,271
TOTAL MARKET VALUE	195,091
SOH/AGL Deduction	0
ASSESSED VALUE	195,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,091
TOTAL JUST VALUE	195,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	198,276

SALE:1:1: LOT 4, UNIT 4, GWEN LAKE ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
916	ADDN SFR	39	02/26/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2308	9/18/2020	WD	Q	I	01	147,500
GRANTOR: DH HOMES LLC						
GRANTEE: HANNAH MICHAELA MUR						
1405/1878	2/14/2020	WD	U	I	18	50,000
GRANTOR: THE SECRETARY OF HOUS						
GRANTEE: DH HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UST= N4 W7 S4 E7 $ W7N4 W8 BAS= N2 E2 N16 W20 S16 E7 S2 E11$ W26 S24 E26 FOP= S6 E8 N6 W8$ E8 S6 E11 UCP= E11 N18 W11 S18$ N18 UST= E11N8 W11 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 675

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	8,378.66	SF		1.00	1.00	1.15	2.00	2.30	19,271							

REVIEW DATE 08/22/2016 BY DF Total Acres: 0.19 Total Land Value: 19,271 Market: 0 Agricultural: 0 Common: 19,271 PRINTED 11/17/2026 BY SYS