LOT 6 BLOCK 9 UNIT 4 GWEN LAKE ESTATES S/D.

ROBINSON COURTNEY SHANEIL/BARNABY BROOKLYNN BEV
387 NW FERN LOOP
LAKE CITY, FL 32055

2027

31-3S-17-06041-000

BUILDING CHARACTERISTICS

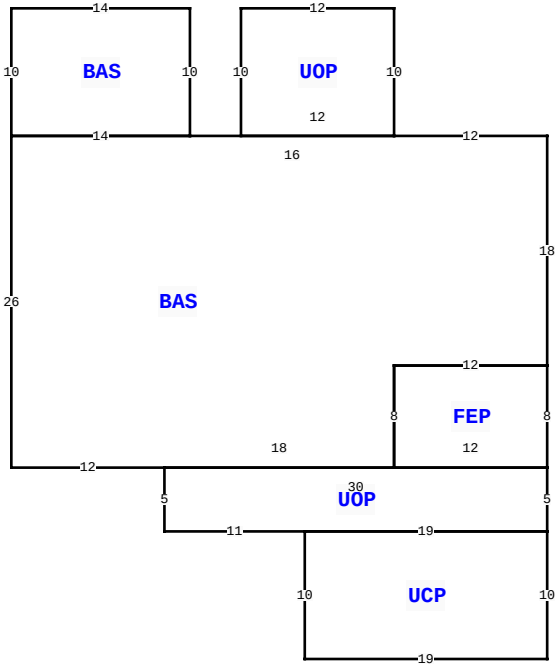
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	12	HARDWOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	140	100		140	9,195
BAS	996	100		996	65,413
FEP	96	80		77	5,057
UCP	190	20		38	2,496
UOP	120	20		24	1,576
UOP	150	20		30	1,970
TOTALS	1,692			1,305	85,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	91.8528	101.04	131,857	1959	1959	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1136 HX Base Yr 2020



387 NW FERN BROOK LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		85,707
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		20,671
TOTAL MARKET VALUE		106,678
SOH/AGL Deduction		35,503
ASSESSED VALUE		71,175
TOTAL EXEMPTION VALUE	HX HB	46,175
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		106,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,239

SALE:1:1: LOT 6 BLK 9 GWEN LAKES ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3033	ADDN SFR	0	09/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0508	9/09/2019	WD	Q	I	01	54,000
GRANTOR: KENNETH P BOCHETTE						
GRANTEE: COURTNEY ROBINSON&						
1371/1774	10/18/2018	WD	Q	I	01	5,000
GRANTOR: TIMOTHY DOWELL						
GRANTEE: KENNETH P BOCHETTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N10 W12 S10 E12$ W16 BAS= N10 W14 S10 E14$ W14 S26 E12 UOP= S5 E11 UCP= S10 E19 N10 W19 $ E19 N5 W30$ E18 FEP= E12 N8 W12 S8$ N8 E12 N18$.

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	8	8	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 300

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	8,987.36	SF		1.00	1.00	1.15	2.00	2.30	20,671							

REVIEW DATE 08/22/2016 BY DF Total Acres: 0.21 Total Land Value: 20,671 Market: 0 Agricultural: 0 Common: 20,671 PRINTED 11/17/2026 BY SYS