LOT 7 BLOCK 9 UNIT 4 GWEN LAKE ESTATES. ALSO BEG NE COR LOT 8 BLOCK 9, RUN S 46 FT FOR POB,

BELL JON H/BELL SHIRLEY RENEE
403 NW FERN BROOK LOOP
LAKE CITY, FL 32055

2026

31-3S-17-06042-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

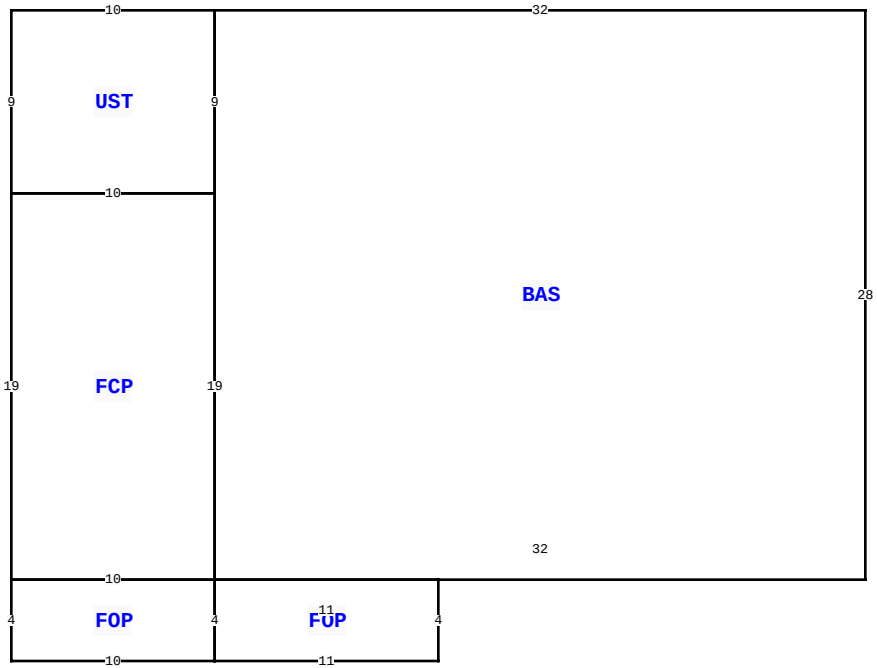
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	896	100		896	49,108
FCP	190	25		48	2,631
FOP	40	30		12	658
FOP	44	30		13	712
UST	90	45		40	2,192
TOTALS	1,260			1,009	55,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,009	73.9627	84.32	85,079	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 896 HX Base Yr 2003



403 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		55,301
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		25,090
TOTAL MARKET VALUE		81,041
SOH/AGL Deduction		26,840
ASSESSED VALUE		54,201
TOTAL EXEMPTION VALUE	HX HB DX	34,201
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		81,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,071

LAND:2:1: 73,111 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0970/0059	12/01/2002	WD	Q	I	03	100

GRANTOR: RUTH W HOMAN

GRANTEE: JON H & SHIRLEY REN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 UST= W10 S9 E10 N9$S9 FCP= W10 S19 FOP= S4 E10 N4 W10$ E10 N19$ S19 FOP= S4 E11 N4 W11$ E32N28$.

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	18	26	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0252	LEAN-TO W/	0	100	10	26	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
3	0294	SHED WOOD/	0	100	8	15	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 650

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	83,632.36	SF		1.00	1.00	0.30	1.00	0.30	25,090							

REVIEW DATE 08/22/2016 BY DF Total Acres: 1.92 Total Land Value: 25,090 Market: 0 Agricultural: 0 Common: 25,090 PRINTED 05/08/2026 BY SYS