LOTS 9 & 10 BLOCK 9 UNIT 4
GWEN LAKE ESTATES S/D.
PROB #00-102-CP ORB 904-1948

DREW DEVELOPMENT LLC
P O BOX 3488
LAKE CITY, FL 32056-3488

2027

31-3S-17-06046-000

BUILDING CHARACTERISTICS

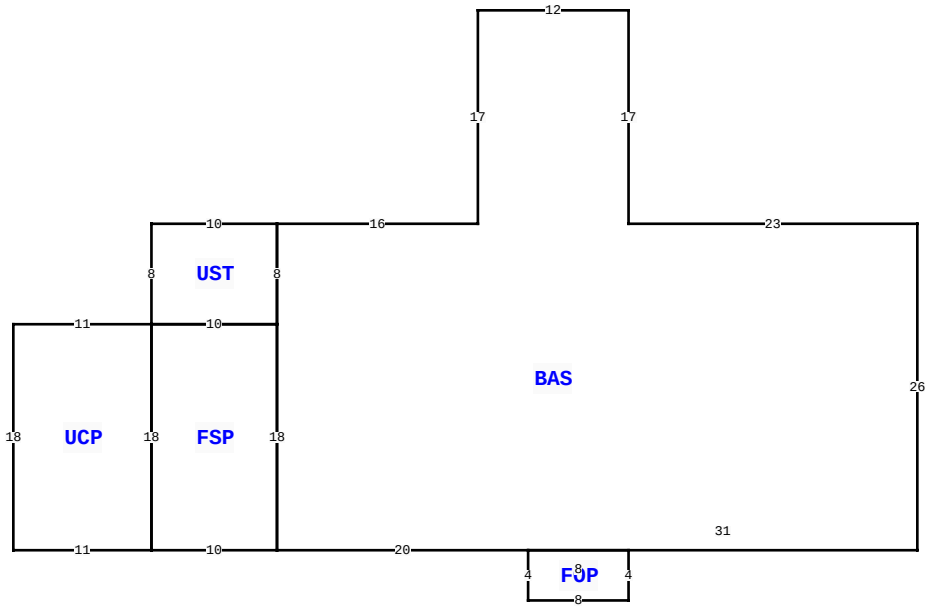
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	04	04
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	1,530	100		1,530	113,452
FOP	32	30		10	742
FSP	180	40		72	5,339
UCP	198	20		40	2,966
UST	80	45		36	2,670
TOTALS	2,020			1,688	125,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	103.7134	114.08	192,567	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1530 HX Base Yr



421 NW FERN BROOK LOOP, LAKE CITY

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

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	125,169
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	28,758
TOTAL MARKET VALUE	154,027
SOH/AGL Deduction	0
ASSESSED VALUE	154,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,027
TOTAL JUST VALUE	154,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1513	REMODEL	50	12/16/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/0341	3/03/2016	WD	U	I	37	35,000
GRANTOR: KRISTINE J BENTON (FK						
GRANTEE: DREW DEVELOPMENT LL						
0914/1665	11/17/2000	QC	Q	I	01	100
GRANTOR: KATHLEEN CUMIMINGS (S						
GRANTEE: KRISTINE CUMMINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 N17 W12 S17 W16 UST= W10 S8 E10 N8$ S8 FSP= W10 UCP= W11 S18 E11 N18$ S18E10 N18$ S18 E20 FOP= S4 E8 N4 W8$ E31 N26$.

LAND DESCRIPTION

TOTAL OB/XF 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	15,976.73	SF		1.00	1.00	0.90	2.00	1.80	28,758							

REVIEW DATE 08/22/2016 BY DF Total Acres: 0.37 Total Land Value: 28,758 Market: 0 Agricultural: 0 Common: 28,758 PRINTED 11/17/2026 BY SYS