

COLUMBIA COUNTY Property Appraiser

Parcel 16-4S-17-08302-186

Owners

CHRISTOPHER ROBERT K
CHRISTOPHER SALLY A
300 SE FAWN GLN
LAKE CITY, FL 32025

Parcel Summary

Location	300 SE FAWN GLN
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	1.0000
Section	16
Township	4S
Range	17
Subdivision	DEERWD FOR
Exemptions	01: HOMESTEAD (196.031a&b) (100%)

Legal Description

LOT 8 BLOCK B DEERWOOD FOREST
UNIT 3. ORB 593-420,
693-246, WD 1022-1107, WD 1132
-83



30° 09' 00" N 82° 36' 26" W //

Working Values

	2026
Total Building	\$200,709
Total Extra Features	\$3,420
Total Market Land	\$18,500
Total Ag Land	\$0

	2026
Total Market	\$222,629
Total Assessed	\$134,726
Total Exempt	\$61,411
Total Taxable	\$73,315
SOH Diff	\$87,903

Value History

	2025	2024	2023	2022	2021	2020
Total Building	\$200,709	\$176,655	\$161,514	\$139,649	\$119,582	\$110,989
Total Extra Features	\$3,420	\$3,420	\$3,420	\$3,420	\$3,420	\$3,420
Total Market Land	\$18,500	\$18,500	\$18,500	\$15,000	\$12,400	\$12,372
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$222,629	\$198,575	\$183,434	\$158,069	\$135,402	\$126,781
Total Assessed	\$131,184	\$127,487	\$123,774	\$120,169	\$116,669	\$115,058
Total Exempt	\$60,722	\$60,000	\$60,000	\$51,000	\$51,000	\$51,000
Total Taxable	\$70,462	\$67,487	\$63,774	\$69,169	\$65,669	\$64,058
SOH Diff	\$91,445	\$71,088	\$59,660	\$37,900	\$18,733	\$11,723

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>WD</u> 1132/0839	2007-09-24	Q		WARRANTY DEED	Improved	\$170,000	Grantor: ROBERT L GRAMER JR Grantee: ROBERT & SALLY CHRISTOPHER
<u>WD</u> 1022/1107	2004-07-16	Q		WARRANTY DEED	Improved	\$145,000	Grantor: GARY & JACKIE C LUCHT Grantee: ROBERT L GRAMER JR
<u>WD</u> 0693/0246	1989-08-04	Q		WARRANTY DEED	Improved	\$70,000	Grantor: CASTAGNA JERRY Grantee: LUCHT GARY
<u>WD</u> 0580/0420	1986-06-01	Q	01	WARRANTY DEED	Improved	\$70,000	
<u>WD</u> 0580/0420	1985-12-01	Q		WARRANTY DEED	Vacant	\$7,200	

Buildings

Building # 1, Section # 1, 109332, SFR

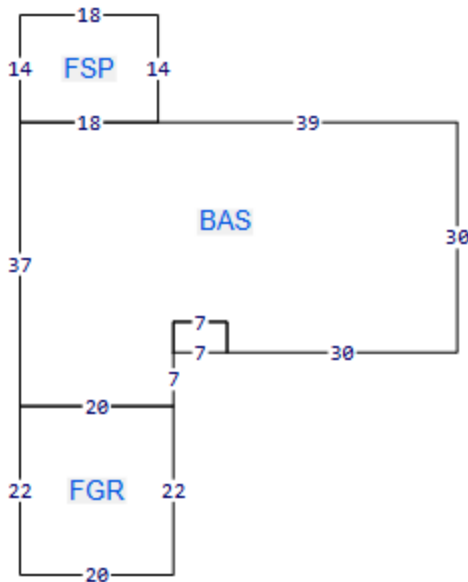
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
0100	01	1822	\$308,783	1986	1986	2,542	0.00%	35.00%	65.00%	\$200,709

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	10	ABOVE AVG.
EW	Exterior Wall	21	STONE
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	14	PREFIN MT
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	11	CLAY TILE
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	03	CENTRAL
HT	Heating Type	04	AIR DUCTED
BDR	Bedrooms	3.00	
BTH	Bathrooms	2.00	
FR	Frame	01	NONE
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	03	03
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
BAS	1,822	100%	1,822
FGR	440	55%	242
FOP	28	30%	8
FSP	252	40%	101



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0166	CONC,PAVMT			1.00	\$0.00	0	100%	\$1,070

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0190	FPLC PF			1.00	\$1,200.00	0	100%	\$1,200
0258	PATIO			1.00	\$0.00	0	100%	\$250
0169	FENCE/WOOD			1.00	\$0.00	2004	100%	\$800
0296	SHED METAL			1.00	\$0.00	2012	100%	\$100

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR	A-1	.00	.00	1.00	\$18,500.00/LT	1.00	1.00	\$18,500

Personal Property

None

Permits

Date	Permit	Type	Status	Description
Jun 10, 2025	000053303	GENERATOR	PENDING	Generator
Apr 28, 2025	000052920	REROOF SFR	COMPLETED	Roof Replacement or Repair

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of February 10, 2026.

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