

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

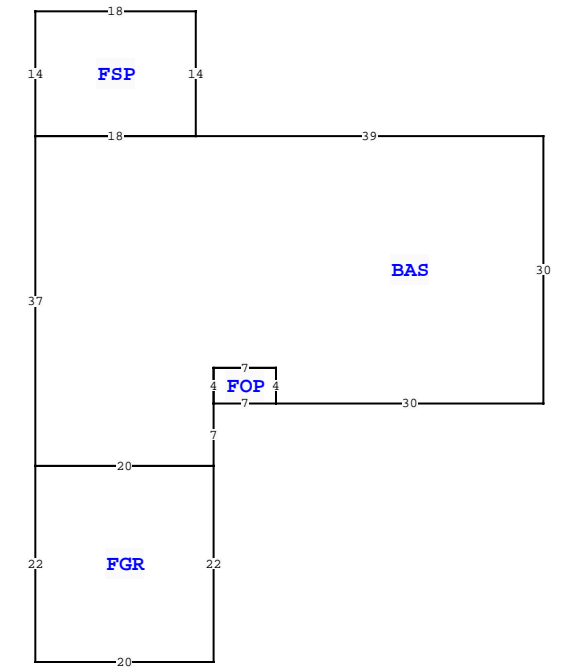
CHRISTOPHER ROBERT K/CHRISTOPHER SALLY A  
 300 SE FAWN GLN  
 LAKE CITY, FL 32025

**2025**

16-4S-17-08302-186  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 80
Exterior Wall	21 STONE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 90
Interior Floor	08 SHT VINYL 10
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,173	126.8760	142.10	308,783	1986	1986		0	0	35.00	65.00	
1 SINGLE FAM - 100% - 2008 Heated Area: 1822 HX Base Yr 2008													



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	9417.0800	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100		1,822	168,289
FGR	440	55		242	22,352
FOP	28	30		8	739
FSP	252	40		101	9,329
<b>TOTALS</b>	<b>2,542</b>			<b>2,173</b>	<b>200,709</b>

300 SE FAWN GLN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		200,709	
TOTAL MARKET OB/XF VALUE		3,420	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		222,629	
SOH/AGL Deduction		91,445	
ASSESSED VALUE		131,184	
TOTAL EXEMPTION VALUE		60,722	
BASE TAXABLE VALUE		70,462	
TOTAL JUST VALUE		222,629	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,575	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052920	Roof Replacement	21,000	04/22/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/0839	9/24/2007	WD Q	Q	I		170,000
GRANTOR: ROBERT L GRAMER JR						
GRANTEE: ROBERT & SALLY CHRI						
1022/1107	7/16/2004	WD Q	Q	I		145,000
GRANTOR: GARY & JACKIE C LUCHT						
GRANTEE: ROBERT L GRAMER JR						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W39 FSP= N14 W18 S14 E18\$ W18 S37 FGR= S22 E20 N22 W20\$ E20 N7 FOP= E7 N4 W7S4\$ N4 E7 S4 E30 N30\$.	

L N	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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,070	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							