

LOT 12 BLOCK B DEERWOOD FOREST U
522-437, 808-1620, FJ 1015-2298,

JONES ASHLEY/GUNDERSON KENDALL R
196 SE FAWN GLN
LAKE CITY, FL 32025

2025

15-4S-17-08302-190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 9417.0800 1.00/

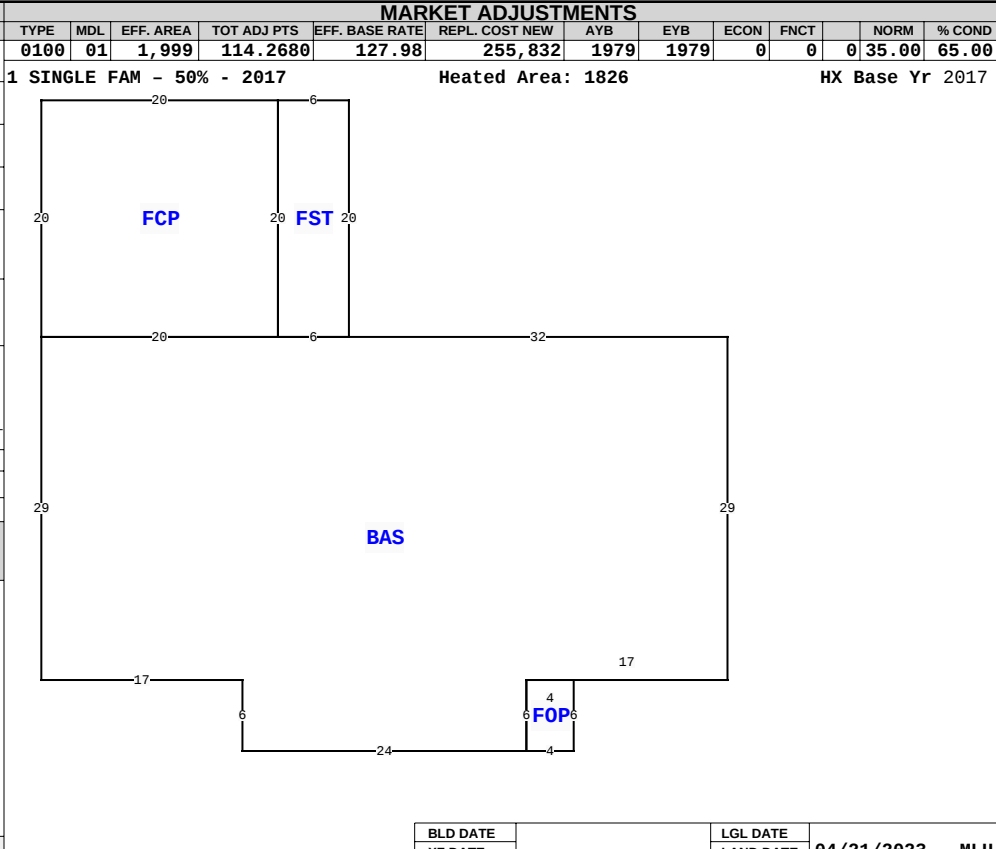
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,826	100		1,826	151,899
FCP	400	25		100	8,319
FOP	24	30		7	582
FST	120	55		66	5,491
TOTALS	2,370			1,999	166,291

EXTRA FEATURES

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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC, PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	50	D



196 SE FAWN GLN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 2,800

TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,291
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		187,591
SOH/AGL Deduction		47,515
ASSESSED VALUE		140,076
TOTAL EXEMPTION VALUE	HA HAB	27,864
BASE TAXABLE VALUE		112,212
TOTAL JUST VALUE		187,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26735	MAINT/ALTR	35	02/11/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1528/1742	12/03/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (EST C						
GRANTEE: GUNDERSON KENDALL R						
1324/0468	10/14/2016	WD	Q	I	01	121,000
GRANTOR: GINA P YORKE						
GRANTEE: ASHLEY JONES & CRAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FST= N20 W6 S20 E6\$W6 FCP= N20 W20 S20 E20\$ W20 S29 E17 S6 E24 FOP= E4 N6 W4 S6\$ N6 E17 N29\$.