LOT 1 BLOCK A HOLLY BROOK S/D.
ORB 811-1185, 821-869, 841-311,

CHASE BRIAN E/CHASE DOREATHEA ANN
415 SW DEANNA TERRACE
LAKE CITY, FL 32025

2025

07-4S-17-08106-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

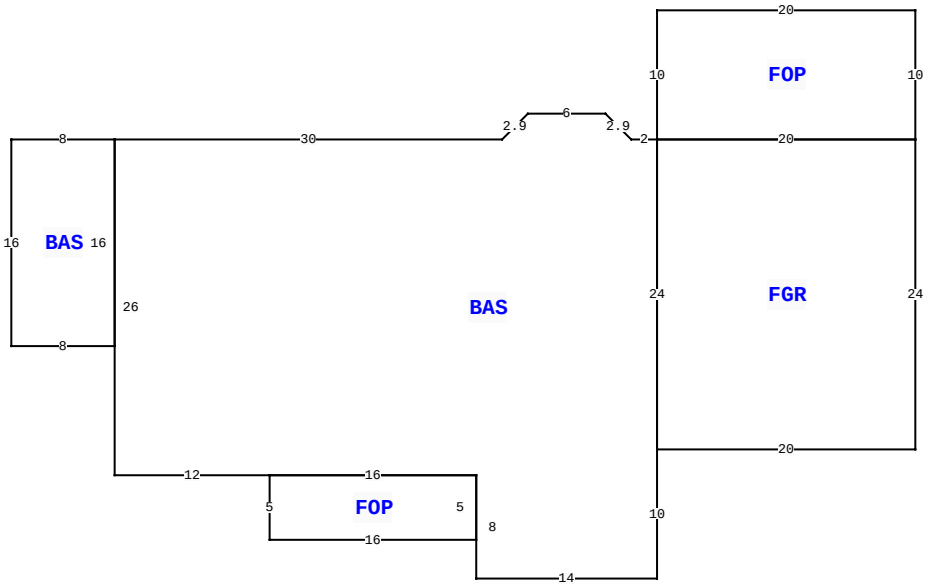
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	128	100		128	10,378
BAS	1,220	100		1,220	98,918
FGR	480	55		264	21,405
FOP	80	30		24	1,946
FOP	200	30		60	4,865
TOTALS	2,108			1,696	137,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,696	110.1870	123.41	209,303	1996	1996	0	0	0	34.30	65.70

1 SINGLE FAM – 100% - 1998 Heated Area: 1348 HX Base Yr 1998



415 SW DEANNA TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,512
TOTAL MARKET OB/XF VALUE		4,335
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		160,347
SOH/AGL Deduction		53,276
ASSESSED VALUE		107,071
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,349
TOTAL JUST VALUE		160,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,150

SALE:2:1: MATTHEWS WAS PARTNER TO CRAPPS

LAND:1:1: .55 AC

SALE:1:1: LOT 1 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048845	Remodel	15,467	12/13/2023
31518	ADDN SFR	86	10/15/2013
11103	SFR	210	05/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0841/0311	6/19/1997	WD	Q	I		71,500
GRANTOR: MATTHEWS CONST						
GRANTEE: CHASE						
0821/0869	4/02/1996	WD	Q	V	03	3,800
GRANTOR: DANIEL CRAPPS						
GRANTEE: MATTHEWS CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 BAS= W8 S16 E8 N16$ S26 E12 FOP= S5E16N5 W16$ E16 S8 E14 N10 FGR= E20 N24 FOP= N10 W20 S10 E20$ W20 S24$ N24 W2 U2 L2 W6 L2 D2 $.

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	0166	CONC,PAVMT	0	100	16	30	480.00	UT	1.50	1.50	100	1996	1996	3	100	720	
2	0166	CONC,PAVMT	0	100	3	30	90.00	UT	1.50	1.50	100	1996	1996	3	100	135	
3	0294	SHED WOOD/	0	100	12	16	144.00	UT	7.50	7.50	100	1996	1996	3	100	1,080	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,335

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.53 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 07/22/2025 BY SYS