LOTS 3 & 4 BLOCK A HOLLY BROOK S
811-1185, 837-2025, WD 845-542,

CARLSON LYNNE F/CARLSON RICHARD L
483 SW DEANNA TER
LAKE CITY, FL 32025

2025

07-4S-17-08106-204

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

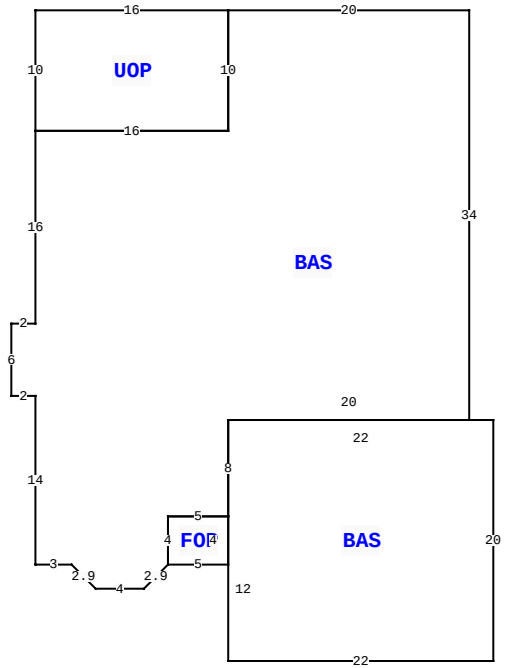
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	07	07
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	440	100		440	32,622
BAS	1,260	100		1,260	93,417
FOP	20	30		6	445
UOP	160	20		32	2,372
TOTALS	1,880			1,738	128,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,738	103.6174	111.91	194,500	1997	1997	0	0	0	33.75	66.25

1 SINGLE FAM – 100% - 2016 Heated Area: 1700 HX Base Yr 2016



459 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		128,856
TOTAL MARKET OB/XF VALUE		4,178
TOTAL LAND VALUE - MARKET		24,050
TOTAL MARKET VALUE		157,084
SOH/AGL Deduction		43,866
ASSESSED VALUE		113,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,496
TOTAL JUST VALUE		157,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,866

LAND:1:1: .50 AC

SALE:1:1: LOT 4 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33099	REMODEL	95	06/18/2015
12440	SFR	205	04/22/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1291/2439	3/30/2015	WD	Q	I	01	95,200
GRANTOR: JULIAN S COLLINS JR &						
GRANTEE: LYNNE F & RICHARD L						
1273/2070	4/29/2014	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LOIE						
GRANTEE: JULIAN S COLLINS JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= W16 S10 E16 N10$ S10 W16 S16 W2 S6 E2 S14 E3 D2 R2 E4 R2 U2 FOP= E5N4 W5 S4$ N4 E5 BAS= S12 E22 N20 W22 S8$ N8 E20 N34$.

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	0	0	1,185.00	UT	1.50	1.50	100	1997	1997	3	100	1,778	
2	0263	PRCH,USP	0	100	12	12	144.00	UT	12.50	12.50	50	1997	1997	3	50	900	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	50	1997	1997	3	50	300	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 4,178

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							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.30	18,500.00	5,550.00	5,550							

REVIEW DATE 03/29/2017 BY DF Total Acres: 0.94 Total Land Value: 24,050 Market: 0 Agricultural: 0 Common: 24,050 PRINTED 05/06/2025 BY SYS