LOT 4 BLOCK B HOLLY BROOK S/D

811-1185, 837-2025, WD 1051-2860

BLAIR LARAMIE B/MCMILLAN HEATHER L
476 SW DEANNA TER
LAKE CITY, FL 32025

2026

07-4S-17-08106-234

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

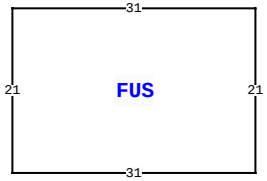
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0600	1.00/

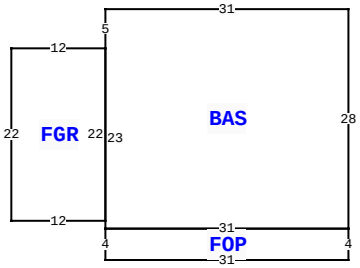
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100		868	102,270
FGR	264	55		145	17,085
FOP	124	30		37	4,359
FUS	651	100		651	76,702
TOTALS	1,907			1,701	200,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	129.8745	145.46	247,427	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2009 Heated Area: 1519 HX Base Yr 2009





476 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		200,416
TOTAL MARKET OB/XF VALUE		3,170
TOTAL LAND VALUE - MARKET		13,875
TOTAL MARKET VALUE		217,461
SOH/AGL Deduction		65,003
ASSESSED VALUE		152,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,736
TOTAL JUST VALUE		217,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050801	Roof Replacement	11,550	09/12/2024
24263	SFR	468	03/17/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1164/0831	12/16/2008	WD	Q	I	01	135,400
GRANTOR: WOLFRAM SCHROM						
GRANTEE: LARAMIE BLAIR & HEA						
1100/1310	10/26/2006	WD	Q	V		43,000
GRANTOR: BAUHUS INC						
GRANTEE: WOLFRAM SCHROM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S5 FGR= W12 S22 E12 N22$ S23 FOP= S4 E31 N4 W31$ E31 N28$ PTR= N30 FUS= N21 W31 S21 E31$ S30$.

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	990.00	UT	3.00	3.00	100	2006	2006	3	100	2,970	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,170

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	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 10/17/2024 BY JS Total Acres: 0.53 Total Land Value: 13,875 Market: 0 Agricultural: 0 Common: 13,875 PRINTED 11/19/2025 BY SYS