

LOT 4 DEERWOOD FOREST UNIT 1.
503-159, WD 1043-2004, WD 1043-2

ABBOTT JEFFRY S/ABBOTT ELAINE N
276 SE WOODHAVEN ST
LAKE CITY, FL 32025

2026

09-4S-17-08302-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		0100SINGLE 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	1,625	100		1,625	147,568
FCP	960	25		240	21,795
FGR	588	55		323	29,332
FOP	30	30		9	818
FOP	420	30		126	11,442
FSP	114	40		46	4,178

TOTALS	3,737			2,369	215,131
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	24	93	1.00	UT	0.00	0.00
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
3	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
5	0120	CLFENCE	4 0 100	0	0	1.00	UT	0.00	0.00
6	0252	LEAN-TO W/	0 100	12	24	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,369	115.8300	129.73	307,330	1980	1995	0	0	30.00	70.00

1 SINGLE FAM 100% - 2017

Heated Area: 1625

HX Base Yr 2017

Diagram showing property layout with dimensions and area labels: FOP (21x21), FCP (40x40), FGR (21x21), BAS (28x35), FSP (5x5).

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

TOTAL OB/XF									
17,828									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		215,131	
TOTAL MARKET OB/XF VALUE		17,828	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		251,459	
SOH/AGL Deduction		150,404	
ASSESSED VALUE		101,055	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		50,333	
TOTAL JUST VALUE		251,459	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1315/0281	5/17/2016	WD	Q	I	01
GRANTOR: JAMES E & KATHLEEN R					SALE PRICE
GRANTEE: JEFFRY S & ELAINE M					
1043/2006	4/15/2005	WD	Q	I	
GRANTOR: WILLIAM LARRY HORTON					189,000
GRANTEE: JAMES E & KATHLEEN					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FSP= W19 S6 E19 N6\$S6 W19 N6 W12 S5 FGR= W21S28 E21 N28\$ S24 E26 FOP= S6 E5 N6 W5\$ E5 S6 E24 N35\$ PTR=N30 FOP= N20 W21 S20 E21\$ S30 PTR=E40 FCP= E40 N24 W40 S24\$ W40\$.									