LOT 7 DEERWOOD FOREST UNIT 1.

527-261, 772-218,

BROWN JOELLA
800 NW EMERALD LAKES DR
LAKE CITY, FL 32055

2026

09-4S-17-08302-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

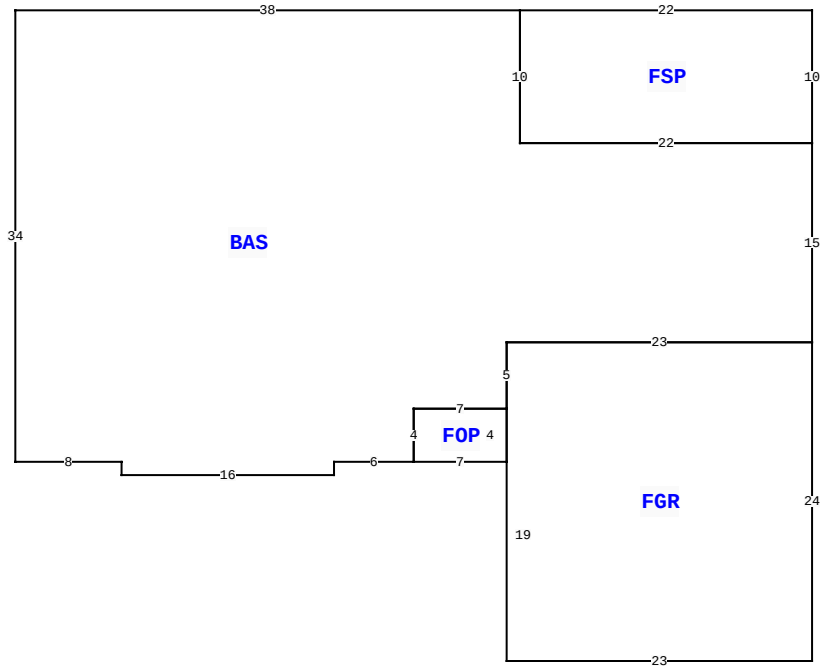
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	9417.0800	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,601	100		1,601	131,143
FGR	552	55		304	24,902
FOP	28	30		8	655
FSP	220	40		88	7,209
TOTALS	2,401			2,001	163,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,001	112.5200	126.02	252,166	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1601 HX Base Yr



212 SE WOODHAVEN ST, 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	163,908
TOTAL MARKET OB/XF VALUE	4,124
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	186,532
SOH/AGL Deduction	0
ASSESSED VALUE	186,532
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,532
TOTAL JUST VALUE	186,532
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0772/0218	3/05/1993	WD	Q	I		57,900
GRANTOR: ANDREW KULIGOWSKI						
GRANTEE: JOELLA BROWN						
0527/0261	12/01/1983	WD	Q	I	01	63,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S34 E8 S1 E16 N1 E6 FOP= E7 N4 W7 S4$ N4 E7 FGR= S19 E23 N24 W23 S5$ N5 E23 N15 FSP= N10 W22 S10 E22$W22 N10$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	16	82	1,312.00	UT	2.00	2.00	100	2004	2004	3	100	2,624	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,124

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	0		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 04/11/2017 BY BC Total Acres: 0.83 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/06/2025 BY SYS