

LOTS 13 & 14 DEERWOOD FOREST UT
481-250, 819-2151, WD 1303-258,

FRAZE RICHARD R JR/FRAZE THRESA B
137 SE FONTANA GLN
LAKE CITY, FL 32025

2026

09-4S-17-08302-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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		06
NEIGHBORHOOD/LOC	9417.0800 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100		368	30,740
BAS	1,268	100		1,268	105,918
FEP	96	80		77	6,432
FEP	192	80		154	12,864
FOP	60	30		18	1,503

TOTALS	1,984			1,885	157,457
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100
3	0258	PATIO	0	100	0	0		1.00	UT 0.00	0.00	100
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100
5	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	0.00	100
6	0280	POOL R/CON	0	100	15	30		450.00	UT 70.00	70.00	100
7	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	0.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT	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	1,885	114.7410	128.51	242,241	1981	1981	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 1997 Heated Area: 1636 HX Base Yr 1997											
137 SE FONTANA GLN, LAKE CITY											

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

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		157,457	
TOTAL MARKET OB/XF VALUE		26,190	
TOTAL LAND VALUE - MARKET		29,137	
TOTAL MARKET VALUE		212,784	
SOH/AGL Deduction		89,451	
ASSESSED VALUE		123,333	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		72,611	
TOTAL JUST VALUE		212,784	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,729	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051361	Roof Replacement	12,000	11/01/2024
31627	POOL	100	12/05/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1315/0607	5/17/2016	WD U	I	I	14	100	
GRANTOR: RICHARD R JR & THRESA							
GRANTEE: SHEA CARTER, ELISE							
1313/2617	4/26/2016	WD U	I	I	30	100	
GRANTOR: RICHARD R JR & THRESA							
GRANTEE: RICHARD R JR & THRE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W38 S33 E21 FOP= E6 N10 W6 S10\$ N10 E25 BAS= E16 N23 W16 S23\$ N23 FEP= E8 FEP= E8 N12 W8 S12\$ N12 W16 S12 E8\$ W8\$.											