LOT 1 DEERWOOD FOREST UNIT 2.
524-566, 569-192, AG 1279-1525,

CARR NAKIA N
187 SE FONTANA GLN
LAKE CITY, FL 32025

2026

09-4S-17-08302-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

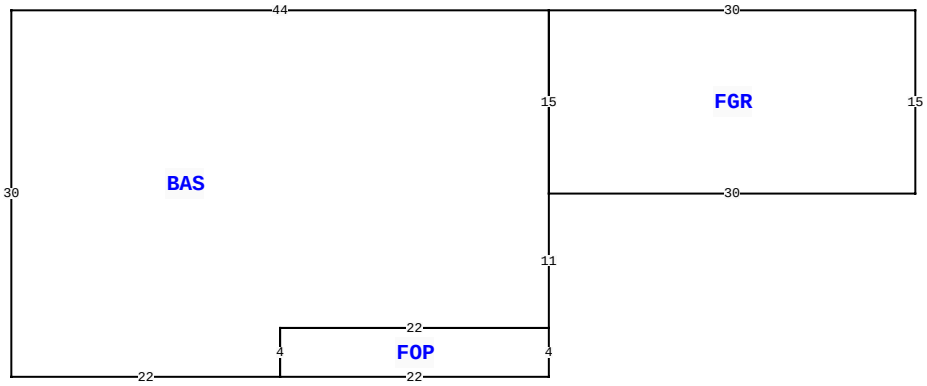
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,232	100		1,232	114,538
FGR	450	55		248	23,056
FOP	88	30		26	2,417
TOTALS	1,770			1,506	140,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	127.7040	143.03	215,403	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 1232 HX Base Yr 2017



187 SE FONTANA GLN, 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		140,012
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		160,402
SOH/AGL Deduction		56,378
ASSESSED VALUE		104,024
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,302
TOTAL JUST VALUE		160,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,402

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044150	Roof Replacement	13,176	04/11/2022
25348	MAINT/ALTR	25	12/29/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0705	10/21/2016	WD	Q	I	01	114,000
GRANTOR: ROBERT S III & THERES						
GRANTEE: NAKIA N CARR						
1324/0704	8/11/2016	WD	U	I	34	0
GRANTOR: GLENN A & MARTHA JO K						
GRANTEE: ROBERT S III & THER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S30 E22 FOP= E22 N4W22 S4$ N4 E22 N11 FGR= E30 N15 W30 S15$ N15$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	390	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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							

REVIEW DATE 04/20/2022 BY JS Total Acres: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS