LOT 2 DEERWOOD FOREST UNIT 2.

470-139

KELLEY WILLARD DALE/KELLEY CHARLENE PATTEE
219 SE FONTANA GLN
LAKE CITY, FL 32025

2025

09-4S-17-08302-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

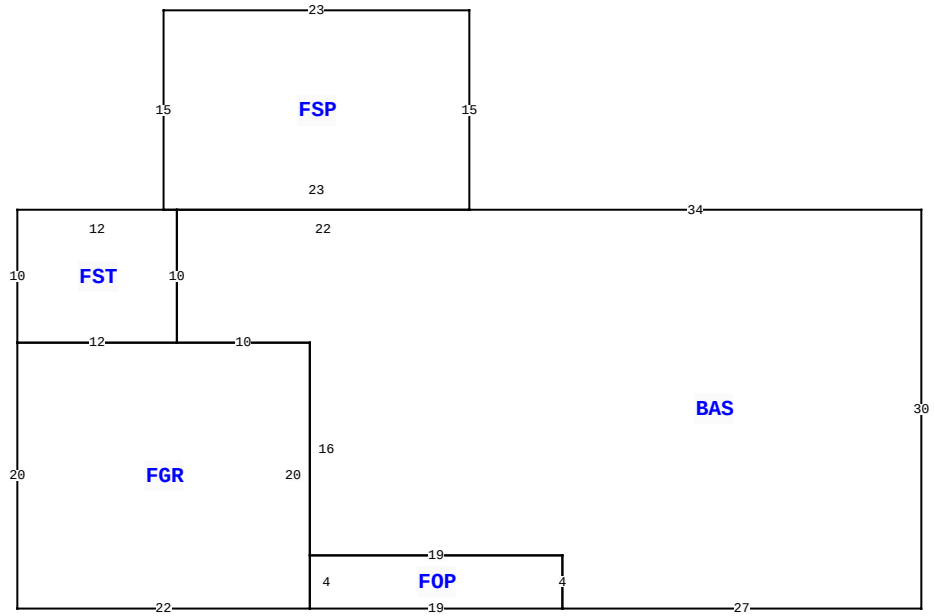
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,404	100		1,404	119,770
FGR	440	55		242	20,644
FOP	76	30		23	1,962
FSP	345	40		138	11,772
FST	120	55		66	5,630
TOTALS	2,385			1,873	159,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,873	117.1760	131.24	245,813	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1404 HX Base Yr



219 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		159,778
TOTAL MARKET OB/XF VALUE		4,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		182,528
SOH/AGL Deduction		77,877
ASSESSED VALUE		104,651
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,929
TOTAL JUST VALUE		182,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052064	Roof Replacement	5,524	01/14/2025
31903	MAINT/ALTR	45	04/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0431/0245	7/01/1979	03	Q	I		42,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FSP= N15 W23 S15 E23$ W22 FST= W12 S10 E12 N10$ S10 FGR= W12 S20 E22 N20 W10$ E10 S16 FOP= S4 E19 N4 W19$ E19 S4 E27 N30$.

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	250	
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	0140	CLFENCE 6	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 4,250

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/17/2025 BY jerry Total Acres: 0.94 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/20/2025 BY SYS