LOT 3 DEERWOOD FOREST UNIT 2.
518-354, 790-137, 835-103, LE 15

MITCHELL RANDALL A
247 SE FONTANA GLN
LAKE CITY, FL 32025

2026

09-4S-17-08302-103

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

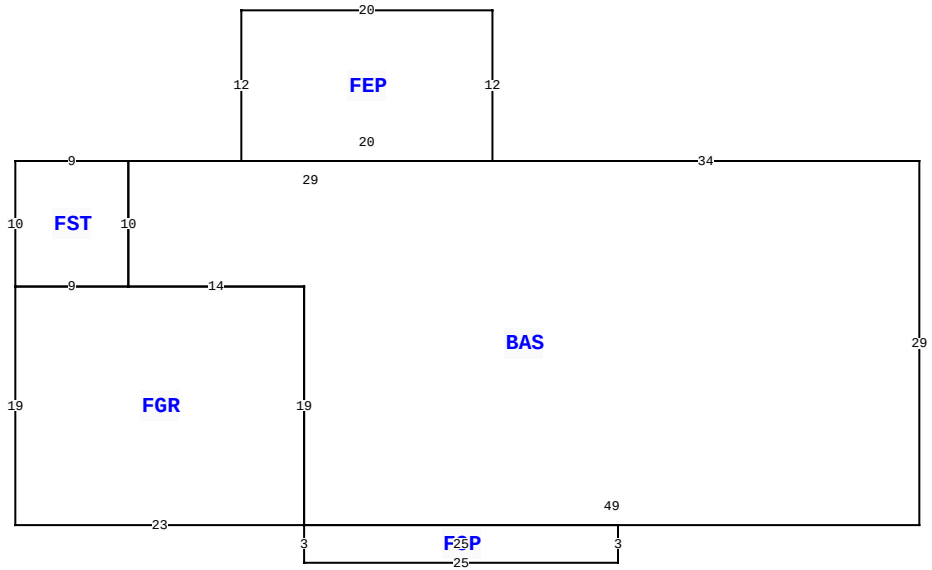
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,561	100		1,561	131,509
FEP	240	80		192	16,175
FGR	437	55		240	20,219
FOP	75	30		22	1,853
FST	90	55		50	4,213
TOTALS	2,403			2,065	173,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	115.7210	129.61	267,645	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 1561 HX Base Yr 1995



247 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		173,969
TOTAL MARKET OB/XF VALUE		19,338
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		211,807
SOH/AGL Deduction		86,646
ASSESSED VALUE		125,161
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,439
TOTAL JUST VALUE		211,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,807

SALE:2:1: LOT 3 DEERWOOD FOREST UNIT II

SALE:1:1: PROP SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/548	2/21/2025	LE	U	I	14	100
GRANTOR: MITHCHELL RANDALLA						
GRANTEE: MITCHELL RANDALL A						
0835/0629	2/25/1997	QC	Q	I	02	27,000
GRANTOR: ELIZABETH MITCHELL						
GRANTEE: RANDALL MITCHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 FEP= N12 W20 S12 E20$ W29 FST= W9 S10 E9 N10$ S10 FGR= W9 S19 E23 N19 W14$ E14 S19 FOP= S3 E25 N3 W25$ E49 N29$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1,914.00	UT	2.00	2.00	100	2004	2004	3	100	3,828	
4	0030	BARN,MT	0	0	36	36	1,296.00	UT	10.00	10.00	100	2004	2004	3	100	12,960	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 19,338

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 04/10/2017 BY DF Total Acres: 0.95 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS