LOT 9 DEERWOOD FOREST UNIT 2.
538-442, WD 995-2878, WD 1400-79

RODRIGUEZ ERNESTO HIGINIO P
202 SE FONTANA GLN
LAKE CITY, FL 32025

2026

09-4S-17-08302-109

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

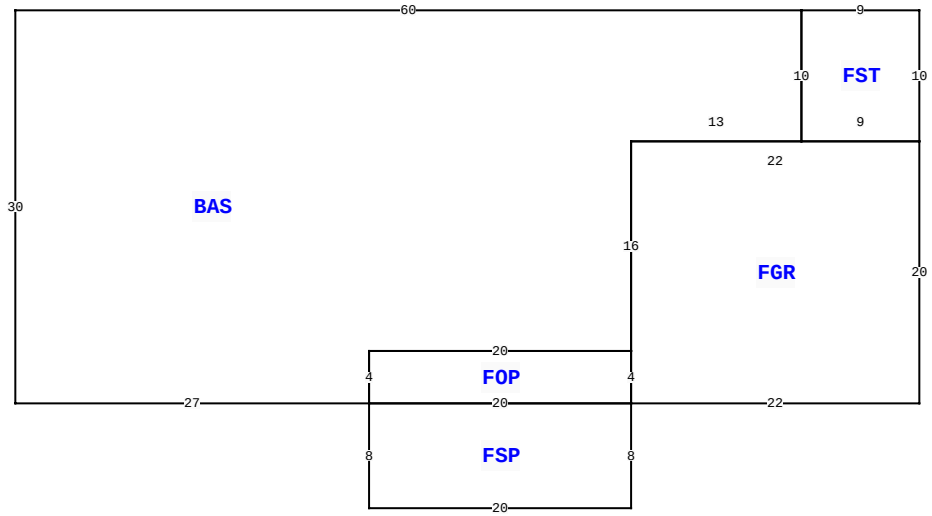
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,460	100		1,460	124,566
FGR	440	55		242	20,647
FOP	80	30		24	2,048
FSP	160	40		64	5,461
FST	90	55		50	4,266
TOTALS	2,230			1,840	156,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,840	117.2000	131.26	241,518	1979	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1460 HX Base Yr 2023



202 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		156,987
TOTAL MARKET OB/XF VALUE		23,734
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		199,221
SOH/AGL Deduction		6,219
ASSESSED VALUE		193,002
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,280
TOTAL JUST VALUE		199,221
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1400/0793	11/22/2019	WD	Q	I	01	139,900
GRANTOR: STEPAN RUSIN & IRYNA						
GRANTEE: ERNESTO HIGINIO PER						
0995/2878	9/26/2003	WD	Q	I		100,000
GRANTOR: TIMOTHY J & ALEXIS L						
GRANTEE: STEPAN RUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S30 E27 FSP= S8 E20N8 W20$ FOP= E20 N4 W20 S4$ N4 E20 FGR= S4 E22 N20 W22 S16$ N16 E13 FST= E9 N10 W9 S10$ 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	750	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1979	1979	3	40	14,336	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0282	POOL ENCL	0	100	24	42	1,008.00	UT	15.00	15.00	100	2004	2004	3	40	6,048	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 23,734

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: 1.06 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS