LOT 12 DEERWOOD FOREST UNIT 2.
ORB 406-572, 747-1735,

DAVIS ROBERT L JR/DAVIS AMANDA L
241 SE DEERWOOD GLN
LAKE CITY, FL 32025-1760

2026

09-4S-17-08302-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

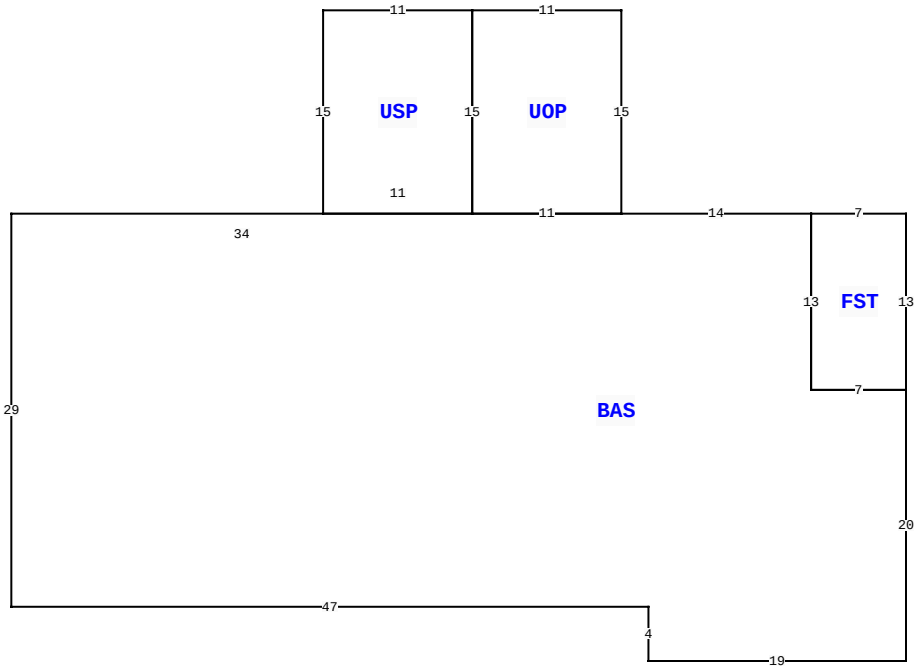
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	06	06
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	1,899	100		1,899	168,970
FST	91	55		50	4,449
UOP	165	20		33	2,936
USP	165	35		58	5,161
TOTALS	2,320			2,040	181,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,040	122.2200	136.89	279,256	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1899 HX Base Yr 2015



241 SE DEERWOOD 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		181,516
TOTAL MARKET OB/XF VALUE		2,510
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		202,526
SOH/AGL Deduction		69,211
ASSESSED VALUE		133,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,593
TOTAL JUST VALUE		202,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1285/1836	11/26/2014	WD	U	I	38	107,500
GRANTOR: CHERYL LYNN ELLZEY LA						
GRANTEE: ROBERT L JR & AMAND						
1005/2166	1/29/2004	QC	Q	I	06	100
GRANTOR: ROGER LINCOLN ELLZEY						
GRANTEE: CHERYL LYNN ELLZEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N15 W11 S15 E11$ W11 USP= N15 W11 S15 E11$
W34S29 E47 S4 E19 N20 FST= N13 W7 S13 E7$ W7 N13$.

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	1993	1993	3	100	1,310	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,510

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