

STEPHENS GREG/STEPHENS KIM
269 SE DEERWOOD GLN
LAKE CITY, FL 32025

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TOTALS	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1											
Exterior Wall	05	AVERAGE 70	0100	01	2,236	108.1550	121.13	270,847	1987	1990	0	0	0	35.00	65.00	2										
Exterior Wall	19	COMMON BRK 30	1 SINGLE FAM 100% - 2005													Heated Area: 1994										
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2005										
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	2	100																								
Bathrooms	2	100																								
Frame Stories	01	NONE 100																								
Architectual Units	1.	1. 100																								
Condition Adj	05	CONV 100																								
Kitchen Adjus	03	03 100																								
	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	168	100		168	13,228																					
BAS	648	100		648	51,020																					
BAS	1,178	100		1,178	92,749																					
FCP	488	25		122	9,606																					
FOP	176	30		53	4,173																					
UOP	336	20		67	5,275																					
TOTALS	2,994			2,236	176,051																					
EXTRA FEATURES					269 SE DEERWOOD GLN, LAKE CITY					BLD DATE				LGL DATE		04/21/2023		MLU								
										XF DATE				LAND DATE												
										INC DATE				AG DATE												
L N	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	1.00	UT	0.00	0.00	100	0	0	3	100	330											
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200											
3	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300											
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200											