LOT 14 DEERWOOD FOREST UNIT 2.
406-572, 626-749, 780-1884,

COE EVERETT L/COE MERLITA F
297 SE DEERWOOD GLEN
LAKE CITY, FL 32025

2026

09-4S-17-08302-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

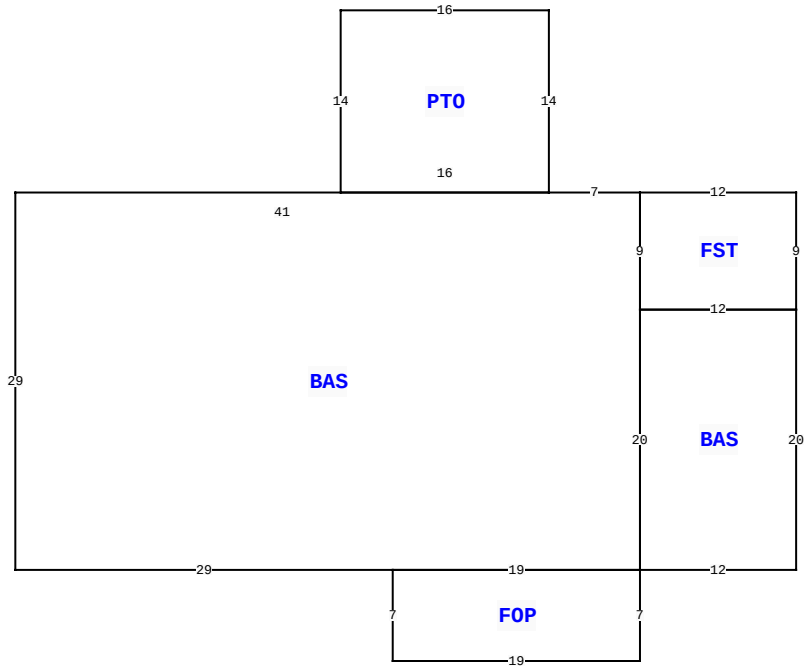
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	240	100		240	19,486
BAS	1,392	100		1,392	113,019
FOP	133	30		40	3,247
FST	108	55		59	4,791
PTO	224	5		11	893
TOTALS	2,097			1,742	141,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,742	111.5240	124.91	217,593	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1632 HX Base Yr 1998



297 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		141,435
TOTAL MARKET OB/XF VALUE		4,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,535
SOH/AGL Deduction		64,198
ASSESSED VALUE		100,337
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		49,615
TOTAL JUST VALUE		164,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,535

SALE:3:1: LOT 14 DEERWOOD FOREST UNIT 2

SALE:2:1: QUIT CLAIM

SALE:1:1: LOT 14 DEERWOOD FOREST UNIT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0829/0456	10/04/1996	WD	Q	I		75,000
GRANTOR: MARION K DURHAM						
GRANTEE: EVERETT & MERLITA C						
0808/0862	7/25/1995	QC	Q	I	01	32,000
GRANTOR: DONNA K DURHAM						
GRANTEE: MARION K DURHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 PTO= N14 W16 S14 E16$ W 41 S29 E29 FOP= S7 E19 N7W19$ E19 BAS= E12 N20 W12 S20$ N20 FST= E12 N9 W12 S9$ N9$.

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	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	600	
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
7	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	50	2004	2004	3	50	900	

LAND DESCRIPTION

TOTAL OB/XF 4,600

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