LOT 18 DEERWOOD FOREST UNIT 2.
837-1605, 926-2556, 932-1128,

GRAY ERIC/GRAY TERESA
415 SE DEERWOOD GLN
LAKE CITY, FL 32025

2025

09-4S-17-08302-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

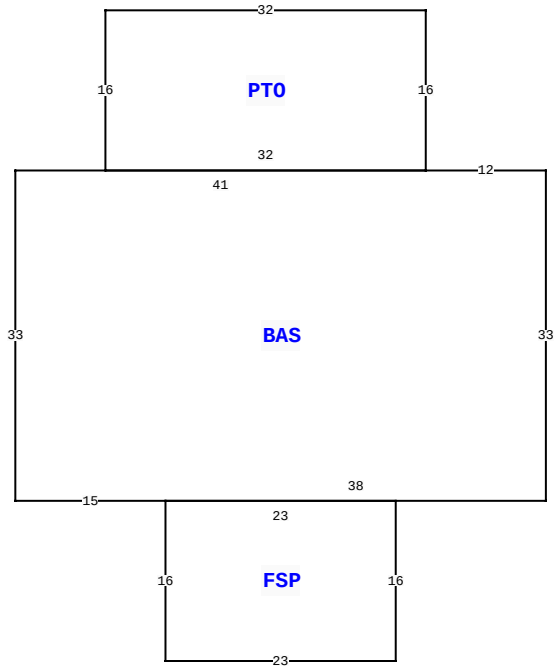
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,749	100		1,749	192,669
FSP	368	40		147	16,194
PTO	512	5		26	2,864
TOTALS	2,629			1,922	211,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,922	126.1000	141.23	271,444	2002	2002	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2022 Heated Area: 1749 HX Base Yr 2022



415 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		211,726
TOTAL MARKET OB/XF VALUE		30,594
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		260,820
SOH/AGL Deduction		72,501
ASSESSED VALUE		188,319
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		137,597
TOTAL JUST VALUE		260,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,238

SALE:1:1: LOT 18

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053014	Roof Replacement	17,800	05/05/2025
18298	SFR	336	05/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/1566	10/08/2020	WD	Q	I	01	219,900
GRANTOR: DAVID A & DEBBIE K MO						
GRANTEE: ERIC & TERESA GRAY						
0932/1128	7/31/2001	WD	Q	V	01	100
GRANTOR: JOHN G MOSER						
GRANTEE: DAVID A & DEBBIE K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N16 W32 S16 E32$ W41 S33 E15 FSP= S16 E23 N16 W23$ E38 N33$.

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	410.00	UT	2.00	2.00	100	2004	2004	3	100	820	
2	0030	BARN,MT	0	100	20	30	600.00	UT	10.00	10.00	100	2004	2004	3	100	6,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0280	POOL R/CON	0	100	0	0	336.00	UT	70.00	70.00	100	2020	2020	3	93	21,874	

LAND DESCRIPTION

TOTAL OB/XF 30,594

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/19/2025 BY chuck Total Acres: 1.18 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS