LOT 7 BLOCK A DEERWOOD FOREST
UNIT 3. ORB 406-572, 733-393,
816-1072, 864-2163,

TOWNS ANGELA M
248 SE DEERWOOD GLN
LAKE CITY, FL 32025

2026

09-4S-17-08302-157

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

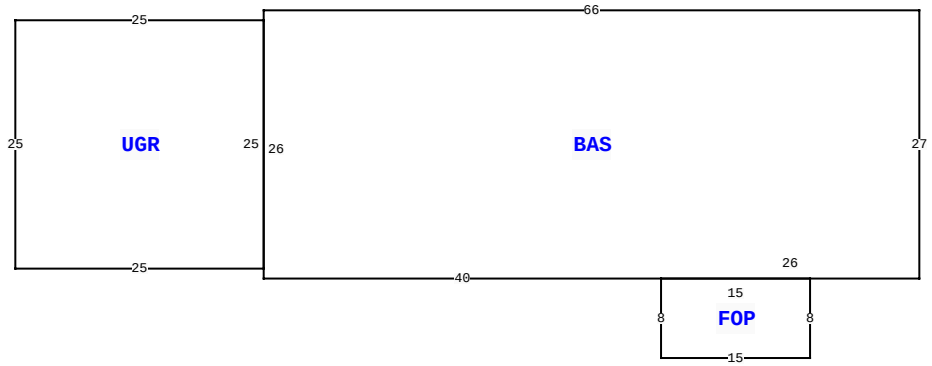
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0200	MOBILE HOME
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	1,782	100		1,782	98,392
FOP	120	30		36	1,988
UGR	625	45		281	15,516
TOTALS	2,527			2,099	115,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	01	2,099	106.8000	100.39	210,719	1998	1998	0	0	0	45.00	55.00

1 MANUF 1 100% - 1999 Heated Area: 1782 HX Base Yr 1999



248 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		115,895
TOTAL MARKET OB/XF VALUE		2,220
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		136,615
SOH/AGL Deduction		76,503
ASSESSED VALUE		60,112
TOTAL EXEMPTION VALUE	HX HB	35,112
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,615
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,615

SALE:3:1: LOT 7, BLOCK A, DEERWOOD FOREST UNIT 3
SALE:2:1: WIFE TO HUSB
SALE:1:1: WIFE TO HUSB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37228	MAINT/ALTR	75	09/18/2018
14749	GARAGE	65	11/19/1998
14537	SFR	125	09/20/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0864/2163	8/17/1998	WD	Q	V		9,000
GRANTOR: JAMES MORRIS						
GRANTEE: A TOWNS						
0816/1072	1/05/1996	WD	Q	V	02	0
GRANTOR: MARY L MORRIS						
GRANTEE: JAMES A MORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S1 UGR= W25 S25 E25 N25$ S26 E40 FOP= S8 E15 N8 W15$ E26 N27$.

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	1,480.00	UT	1.50	1.50	100	2004	2004	3	100	2,220	

LAND DESCRIPTION

TOTAL OB/XF 2,220

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/28/2018 BY DF Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/10/2025 BY SYS