

LOT 11 BLK A DEERWOOD FOREST
UNIT 3. ORB 772-2151, 2152,
889-588,

WEHRLI MICHAEL F/WEHRLI LARA D
138 SE DEERWOOD GLEN
LAKE CITY, FL 32025-8114

2026

10-4S-17-08302-161



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		06

NEIGHBORHOOD/LOC	9417.0800	1.00/
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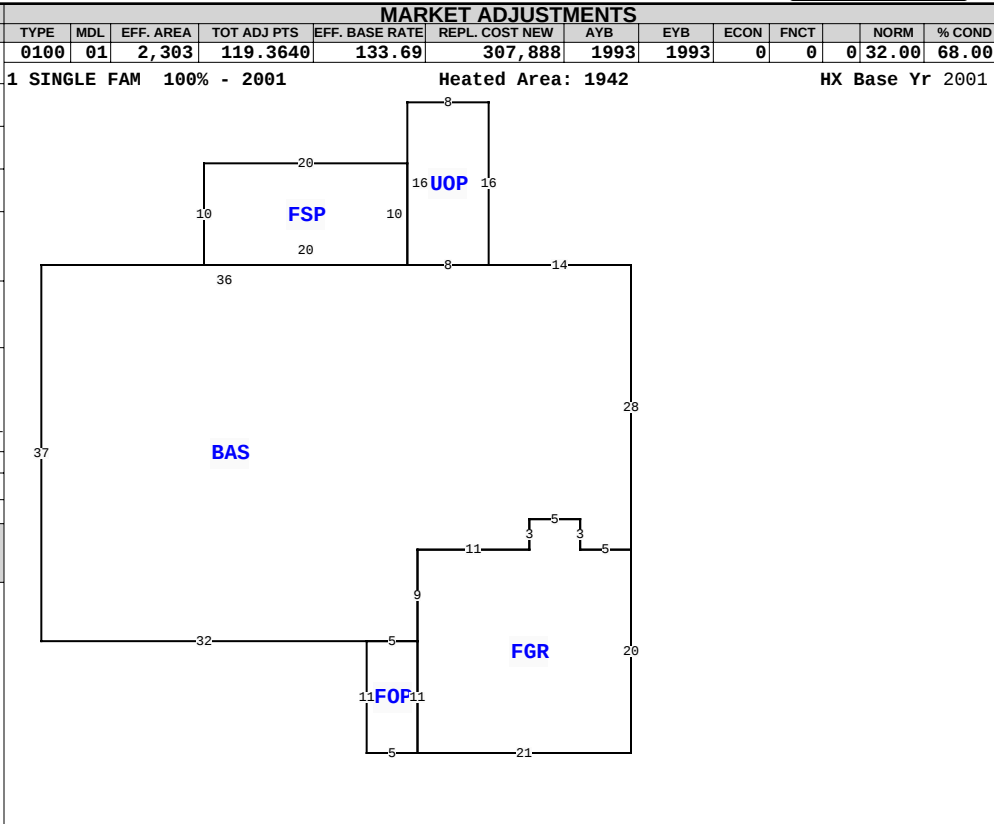
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,942	100		1,942	176,546
FGR	435	55		239	21,727
FOP	55	30		16	1,455
FSP	200	40		80	7,273
UOP	128	20		26	2,364

TOTALS	2,760			2,303	209,364
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	848.00	UT	1.40	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	
5	0060	CARPORT F	0 100	0	0	864.00	UT	9.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		00	0.00	0.00	1.00

REVIEW DATE	07/22/2019	BY	RP
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138 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	0	848.00	UT	1.40	1.40	100	0	0	3	100	1,187	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
5	0060	CARPORT F	0 100	0	0	864.00	UT	9.00	9.00	100	2019	2019	3	100	7,776	

TOTAL OB/XF										10,063						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.82	Total Land Value: 18,500	Market: 0	Agricultural: 0	Common: 18,500
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COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												

VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	209,364	
TOTAL MARKET OB/XF VALUE	18,063	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	237,927	
SOH/AGL Deduction	84,363	
ASSESSED VALUE	153,564	
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE	102,842	
TOTAL JUST VALUE	237,927	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	241,006	

SALE:2:1: LOT 11 BLK A DEERWOOD FOREST UNIT III
SALE:1:1: LOT 11 BLK A DEERWOOD FOREST UNIT III

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38040	STORAGE	75	04/26/2019
37742	STORAGE	178	02/13/2019
6468	SFR	40,000	10/07/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0889/0588	9/29/1999	WD	Q	I		100,000	
GRANTOR: WALLEN'S							
GRANTEE: WEHRLI'S							
0772/2152	3/30/1993	WD	Q	I		75,900	
GRANTOR: JERRY CASTAGNA							
GRANTEE: BRETT D WALLEN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W14 UOP= N16 W8 S16 E8\$ W8 FSP= N10 W20 S10 E20 \$ W36 S37 E32 FOP= S11 E5 N11 W5\$ E5 FGR= S11 E21 N20 W5 N3 W5 S3 W11 S9\$ N9E11 N3 E5 S3 E5 N28\$.									