

LOT 17 BLOCK A DEERWOOD FOREST
S/D UNIT 3. 560-674, 566-182,
808-1197, 862-2119, CT 1314-

CHANNELL DAVID/CHANNELL NANCY
201 SE FAWN GLN
LAKE CITY, FL 32025-1779

2026

15-4S-17-08302-168



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame		N/A 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06

NEIGHBORHOOD/LOC	9417.0800	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	87,929
FGR	420	55		231	14,467
FOP	156	30		47	2,943
FSP	192	40		77	4,822
FST	100	55		55	3,444
FUS	832	100		832	52,106
UOP	112	20		22	1,378
UOP	156	20		31	1,942
UST	1,080	45		486	30,437

TOTALS	4,452			3,185	199,469
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

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		A-1	0.00	0.00	1.00

REVIEW DATE	05/02/2017	BY	BC
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,185	86.0244	96.35	306,875	1979	1979	0	0	0 35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 2236 HX Base Yr 2018											

201 SE FAWN 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF										16,336							
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	LAND VALUE
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

Total Acres: 1.64	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		199,469			
TOTAL MARKET OB/XF VALUE		16,336			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		234,305			
SOH/AGL Deduction		97,103			
ASSESSED VALUE		137,202			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		86,480			
TOTAL JUST VALUE		234,305			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		234,305			

XFOB:3:1: AROUND POOL
SALE:2:1: LOT 17 BLK A DEERWOOD FOREST UNIT 3
SALE:1:1: LOT 17 BLK A DEERWOOD FOREST UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1325/1590	11/08/2016	WD	U	I	12	77,000	
GRANTOR: PENNYNAC CORP							
GRANTEE: DAVID & NANCY CHANN							
1314/1599	4/20/2016	CT	U	I	18	100	
GRANTOR: CLERK OF COURT (HACKE							
GRANTEE: PENNYNAC CORP							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W12 FSP= N4 W24 S8 E24N4\$ S4 W24 S26 E24 FOP= S6 E26 N6 W26\$ E26 FGR= E20 N21 W20 S21\$ N21 FST= E20 N5 W20S5\$ N9 UOP= N8 W14 S8 E14\$ W14\$ PTR=N40 UOP= N6 FUS= N32 W26 S32 E26\$ W26 S6 E26\$ S40\$ PTR=N30 E40 UST= E30 N36 W30 S36\$ S30 W40\$.									