LOT 18 BLOCK A DEERWOOD FOREST
UNIT 3. ORB 475-349,
730-200, 743-1382, 835-1629,

KIRKLAND SUSAN W
241 SE FAWN GLN
LAKE CITY, FL 32025

2026

15-4S-17-08302-169

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

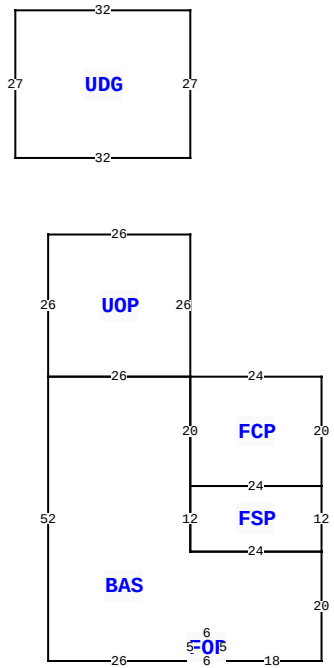
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,802	100		1,802	140,264
FCP	480	25		120	9,341
FOP	30	30		9	701
FSP	288	40		115	8,951
UDG	864	55		475	36,973
UOP	676	20		135	10,508
TOTALS	4,140			2,656	206,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,656	106.9180	119.75	318,056	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1802 HX Base Yr 1998



241 SE FAWN 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		206,736
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		226,636
SOH/AGL Deduction		100,916
ASSESSED VALUE		125,720
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,998
TOTAL JUST VALUE		226,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,636

SALE:2:1: RON HELD OPTION FOR 1 YEAR - LIVED THERE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37356	MAINT/ALTR	85	10/23/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0835/1629	3/03/1997	WD	Q	I		73,500
GRANTOR: WORLEY						
GRANTEE: KIRKLAND						
0743/1382	3/26/1991	WD	Q	I		62,000
GRANTOR: ANCHOR RESIDENTIAL						
GRANTEE: RON WORLEY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N26 W26 S26 E26$ BAS= W26 S 52 E26 FOP= E6 N5 W6 S5$ N5 E6 S5 E18 N20 FSP= N12 W24 S12 E24$ W24 N12 FCP= E24 N20 W24 S20$ N20$ PTR=N40 UDG= N27 W32 S27 E32$ S40$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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 01/09/2019 BY DF Total Acres: 1.07 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS