

LOT 12 BLOCK B DEERWOOD FOREST U
522-437, 808-1620, FJ 1015-2298,

JONES ASHLEY/GUNDERSON KENDALL R
196 SE FAWN GLN
LAKE CITY, FL 32025

2026

15-4S-17-08302-190



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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
Architectural	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	1,826	100		1,826	162,321
FCP	400	25		100	8,889
FOP	24	30		7	622
FST	120	55		66	5,867

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00
2	0258	PATIO	0	50	0	0	1.00	UT	0.00
3	0166	CONC, PAVMT	0	50	0	0	1.00	UT	0.00
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00
5	0120	CLFENCE 4	0	50	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	50		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,999	122.1080	136.76	273,383	1979	1979		0	0	35.00	65.00	
1 SINGLE FAM 50% - 2017 Heated Area: 1826 HX Base Yr 2017													
BAS													
FOP													

196 SE FAWN GLN, LAKE CITY									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
04/21/2023 MLU									

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		177,699	
TOTAL MARKET OB/XF VALUE		2,800	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		198,999	
SOH/AGL Deduction		48,616	
ASSESSED VALUE		150,383	
TOTAL EXEMPTION VALUE		29,450	
BASE TAXABLE VALUE		120,933	
TOTAL JUST VALUE		198,999	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		198,999	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053206	Roof Replacement	18,000	05/21/2025
26735	MAINT/ALTR	35	02/11/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1528/1742	12/03/2024	PB U	I	I	18		0
GRANTOR: CLERK OF COURT (EST C							
GRANTEE: GUNDERSON KENDALL R							
1324/0468	10/14/2016	WD Q	I	I	01	121,000	
GRANTOR: GINA P YORKE							
GRANTEE: ASHLEY JONES & CRAI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W32 FST= N20 W6 S20 E6\$W6 FCP= N20 W20 S20 E20\$ W20 S29 E17 S6 E24 FOP= E4 N6 W4 S6\$ N6 E17 N29\$.									