LOT 19 BLOCK A DEERWOOD FOREST
UNIT 3. ORB 474-249,
732-013

BOUTWELL COLEN J JR
267 SE FAWN GLN
LAKE CITY, FL 32055

2025

16-4S-17-08302-170

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

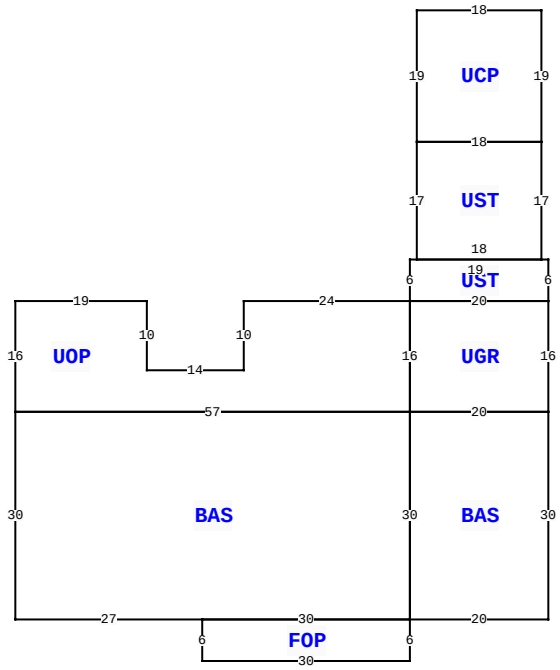
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	21	STONE 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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		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	600	100		600	50,333
BAS	1,710	100		1,710	143,450
FOP	180	30		54	4,530
UCP	342	20		68	5,704
UGR	320	45		144	12,080
UOP	772	20		154	12,919
UST	120	45		54	4,530
UST	306	45		138	11,577
TOTALS	4,350			2,922	245,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,922	115.2360	129.06	377,113	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2310 HX Base Yr



267 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		245,123
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		264,823
SOH/AGL Deduction		132,559
ASSESSED VALUE		132,264
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		31,542
TOTAL JUST VALUE		264,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,515

SALE:1:1: LOT 19 BLOCK A DEERWOOD FOREST UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37263	MAINT/ALTR	75	09/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0732/0013	7/25/1990	WD	Q	I		73,500

GRANTOR: CLEMENT THOMPSON

GRANTEE: COLEN BOUTWELL

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W24 S10 W14 N10 W19 S16 BAS= S30 E27 FOP= S6 E30 N6 W30$ E30 N30 W57$ E57 BAS= S30 E20 N30 W20$ UGR= E20 N16 W20 S16$ N16 UST= E20 N6 W1 UST= N17 UCP= N19 W18 S19 E18$ W18 S17 E18$ W19 S6$.

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	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 1,200

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: 1.07 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/11/2025 BY SYS