

LOT 22 BLOCK A DEERWOOD FOREST U
520-231, 974-192, WD 1045-1433,

ROBERTS CRAIG ALLEN GERALD/ROBERTS MIRIAM E
351 SE FAWN GLN
LAKE CITY, FL 32025

2026

16-4S-17-08302-173



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 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/
------------------	-----------	-------

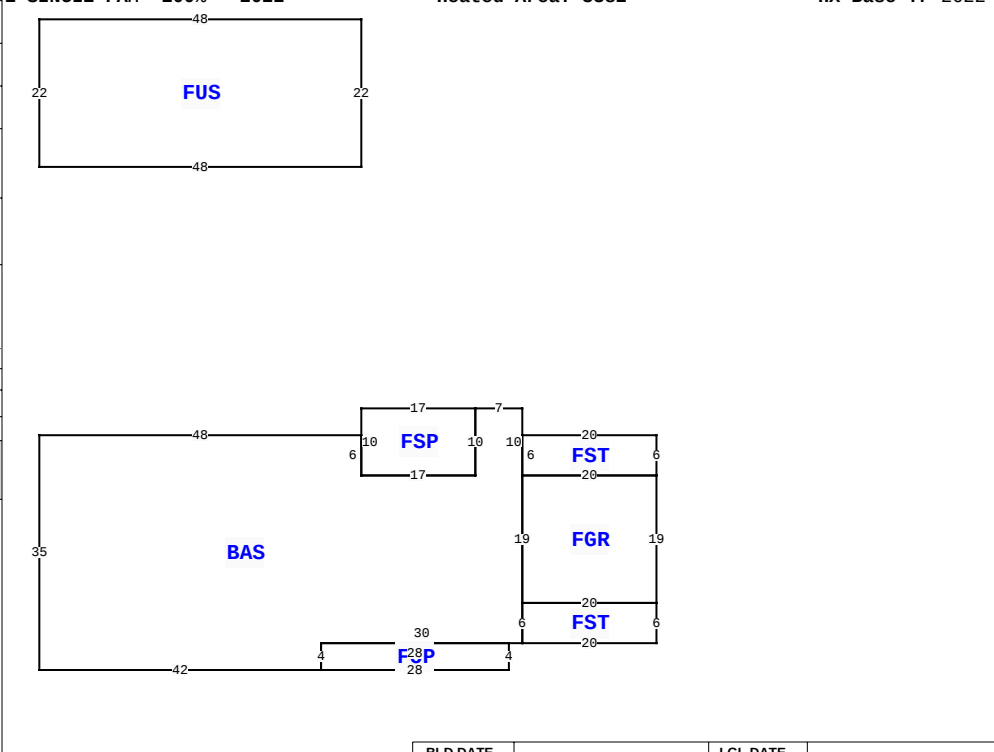
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100		2,326	197,288
FGR	380	55		209	17,727
FOP	112	30		34	2,884
FSP	170	40		68	5,767
FST	120	55		66	5,598
FST	120	55		66	5,598
FUS	1,056	100		1,056	89,568
TOTALS	4,284			3,825	324,431

EXTRA FEATURES		
----------------	--	--

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	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	15	32		480.00	UT 70.00	100	1984	1984	3	40	13,440	
3	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	0	0	3	100	2,416	
4	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2004	2004	3	100	700	
5	0282	POOL ENCL	0	100	24	58		1,392.00	UT 15.00	100	2024	2023		85	17,748	
6	0166	CONC, PAVMT	0	100	24	58		912.00	UT 3.00	100	2024	2023		100	2,736	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,825	116.5080	130.49	499,124	1984	1990	0	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2022					Heated Area: 3382					HX Base Yr 2022				



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

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		324,431	
TOTAL MARKET OB/XF VALUE		38,240	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		381,171	
SOH/AGL Deduction		57,509	
ASSESSED VALUE		323,662	
TOTAL EXEMPTION VALUE		HX HB VX 13	323,662
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		381,171	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047433	Screen Enclosure	20,000	06/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/2502	3/26/2020	WD	Q	I	01	263,000
GRANTOR: ROBERT S & PAULA W WI						
GRANTEE: CRAIG ALLEN GERALD						
1217/1896	7/01/2011	WD	Q	I	01	208,000
GRANTOR: MICHAEL J & KAREN L H						
GRANTEE: ROBERT S & PAULA W						

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
BAS= W48 S35 E42 FOP= E28 N4W28 S4\$ N4 E30 FST= E20 N6 W20 S6\$ N10 W7 S6\$ N6 FGR= E20 N19 W20 S19\$ N19 FST= E20 N6 W20 S6\$ N10 W7 FSP= W17 S10 E17 N10\$ S10 W17 N6\$ PTR= N40 FUS= N22 W48 S22 E48\$ S40\$.		