LOT 27 BLOCK A DEERWOOD FOREST U

629-402, 706-248, QC 1199-2496,

HOFFMAN TOM
489 SE FAWN GLN
LAKE CITY, FL 32025

2026

16-4S-17-08302-178

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

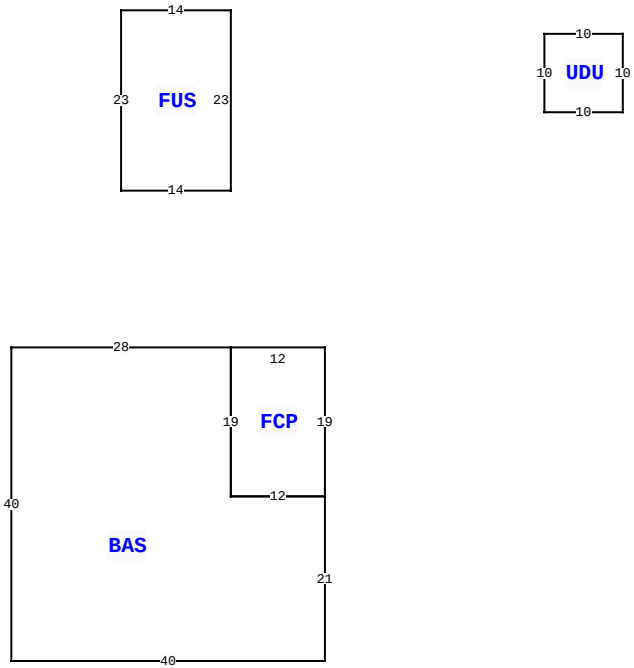
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,372	100		1,372	116,202
FCP	228	25		57	4,828
FUS	322	100		322	27,272
UDU	100	55		55	4,659
TOTALS	2,022			1,806	152,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,806	116.3400	130.30	235,322	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1694 HX Base Yr 2015



489 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		152,959
TOTAL MARKET OB/XF VALUE		17,176
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		188,635
SOH/AGL Deduction		68,148
ASSESSED VALUE		120,487
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		64,765
TOTAL JUST VALUE		188,635
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10221	POOL	85	09/20/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/1305	3/20/2014	QC	U	I	11	1,500
GRANTOR: FIVE POINTS PAWN LLC						
GRANTEE: TOM HOFFMAN						
1226/2571	12/21/2011	WD	Q	I	01	1,500
GRANTOR: SHIRLEY MAY HOFFMAN &						
GRANTEE: FIVE POINTS PAWN LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S40 E40 N21 FCP= N19 W12 S19 E12$ W12 N19$ PTR=N20
FUS= N23 W14 S23 E14$ S20$ PTR=N30 E40 UDU= E10 N10 W10 S10$
S30 W40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	560.00	UT	1.50	1.50	100	1995	1995	3	100	840	

LAND DESCRIPTION

TOTAL OB/XF 17,176

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 09/04/2013 BY DF Total Acres: 1.04 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS