LOT 2 BLOCK B DEERWOOD FOREST S/
451-400, 713-162, 772-751, DC 13

VALLES DIANA/VALLES DANIEL
460 SE FAWN GLEN
LAKE CITY, FL 32025

2026

16-4S-17-08302-180

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

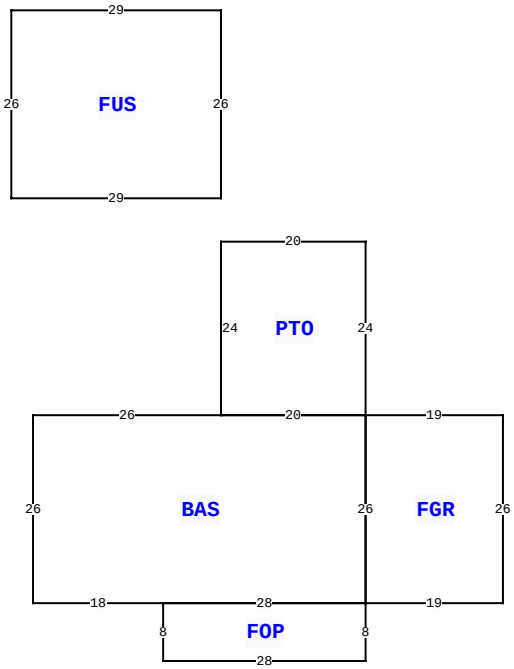
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,196	100		1,196	107,615
FGR	494	55		272	24,474
FOP	224	30		67	6,029
FUS	754	100		754	67,844
PTO	480	5		24	2,159
TOTALS	3,148			2,313	208,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	123.5966	138.43	320,189	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1950 HX Base Yr 2025



460 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		208,123
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		231,273
SOH/AGL Deduction		0
ASSESSED VALUE		231,273
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,551
TOTAL JUST VALUE		231,273
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/385	7/31/2025	WD	Q	I	01	285,000
GRANTOR: MITCHELL GREYSON R						
GRANTEE: VALLES DIANA						
1356/2401	3/29/2018	WD	Q	I	01	159,000
GRANTOR: DANIEL MARTIN GENUNG						
GRANTEE: GREYSON R MITCHELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S26 E18 FOP= S8 E28N8 W28$ E28 FGR= E19 N26 W19 S26$ N26 PTO= N24 W20 S24 E20$ W20$ PTR=N30 FUS= N26 W29 S26 E29$ S30$.

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	
2	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 4,650

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 11/12/2025 BY TP Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS