

LOT 3 BLOCK B DEERWOOD FOREST UN  
836-2065, LE 1453-509, DC 1453-5

BELL LORETTA D  
432 SE FAWN GLN  
LAKE CITY, FL 32025

2026

16-4S-17-08302-181



| BUILDING CHARACTERISTICS |     |                |
|--------------------------|-----|----------------|
| ELEMENT                  | CD  | CONSTRUCTION   |
| Exterior Wall            | 05  | AVERAGE 100    |
| Roof Structur            | 03  | GABLE/HIP 100  |
| Roof Cover               | 12  | MODULAR 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                |     | 3 100          |
| 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       | 992              | 100         |      | 992          | 82,967               |
| FGR       | 484              | 55          |      | 266          | 22,247               |
| FOP       | 40               | 30          |      | 12           | 1,004                |
| FST       | 45               | 55          |      | 25           | 2,091                |
| FUS       | 624              | 100         |      | 624          | 52,189               |
| UCP       | 792              | 20          |      | 158          | 13,215               |
| UOP       | 192              | 20          |      | 38           | 3,178                |
| TOTALS    | 3,169            |             |      | 2,115        | 176,889              |

| EXTRA FEATURES |            |             |         |     |   |       |    |                  |                |
|----------------|------------|-------------|---------|-----|---|-------|----|------------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS | UT | Adj R            | ADJ UNIT PRICE |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0 | 0     |    | 1.00 UT 1,200.00 | 1,200.00       |
| 2              | 0260       | PAVEMENT-A  | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 0.00           |
| 3              | 0294       | SHED WOOD/  | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 0.00           |
| 4              | 0296       | SHED METAL  | 0       | 100 | 0 | 0     |    | 1.00 UT 0.00     | 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                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |

| TYPE                                                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0100                                                       | 01  | 2,115     | 114.8868    | 128.67         | 272,137        | 1983 | 1983 | 0    | 0    | 0    | 35.00  |
| 1 SINGLE FAM 100% - 1998 Heated Area: 1616 HX Base Yr 1998 |     |           |             |                |                |      |      |      |      |      |        |
|                                                            |     |           |             |                |                |      |      |      |      |      |        |
| 432 SE FAWN GLN, LAKE CITY                                 |     |           |             |                |                |      |      |      |      |      |        |

|                            |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|----------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-----------|--|------------|-----|
| 432 SE FAWN GLN, LAKE CITY |    |          |                | XF DATE   |         |             |   |        |                 | LAND DATE |  | 04/21/2023 | MLU |
|                            |    |          |                | INC DATE  |         |             |   |        |                 | AG DATE   |  |            |     |
| UNITS                      | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES     |  |            |     |
| 1.00                       | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |           |  |            |     |
| 1.00                       | UT | 0.00     | 0.00           | 100       | 2004    | 2004        | 3 | 100    | 400             |           |  |            |     |
| 1.00                       | UT | 0.00     | 0.00           | 100       | 2004    | 2004        | 3 | 100    | 800             |           |  |            |     |
| 1.00                       | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 400             |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |           |  |            |     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00  | 1.00        |