

LOT 5 BLOCK B DEERWOOD FOREST
UNIT 3, 711-496, QC 1027-1249
WD 1353-1340,

CLARK CHRISTAL M
384 SE FAWN GLN
LAKE CITY, FL 32025

2026

16-4S-17-08302-183



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	31	VINYL SID 100		0100	01	1,649	126.9135	142.14	234,389	1985	1985	0	0	0	35.00	65.00	VALUATION BY		STANDARD										
Roof Structur	08	IRREGULAR 100		1 SINGLE FAM 100% - 2019 Heated Area: 1506 HX Base Yr 2019													Tax Group: 2		Tax Dist:										
Roof Cover	14	PREFIN MT 100															BUILDING MARKET VALUE		152,353										
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE		30,980										
Interior Floo	13	LAM/VNLPLK 50															TOTAL LAND VALUE - MARKET		18,500										
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE		201,833										
Air Condition	03	CENTRAL 100															SOH/AGL Deduction		61,940										
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE		139,893										
Bedrooms		3 100															TOTAL EXEMPTION VALUE		HX HB		50,722								
Bathrooms		2 100															BASE TAXABLE VALUE		89,171										
Frame	01	NONE 100															TOTAL JUST VALUE		201,833										
Stories	1.5	1.5 100															NCON VALUE		0										
Architectual	05	CONV 100															INCOME VALUE												
Units		0 100															PREVIOUS YEAR MKT VALUE		202,421										
Condition Adj	03	03 100																											
Kitchen Adjus	01	01 100																											