LOT 7 BLOCK B DEERWOOD FOREST
UNIT 3. ORB 444-313, 824-1304,

DEKLE TERRY W
328 SE FAWN GLN
LAKE CITY, FL 32025

2026

16-4S-17-08302-185

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

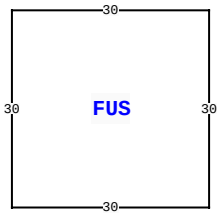
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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/

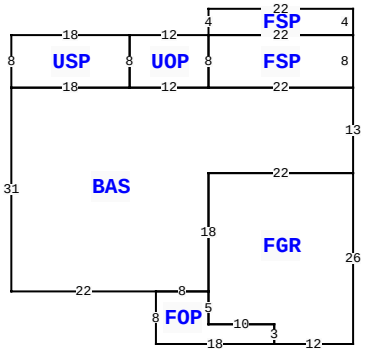
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	102,294
FGR	542	55		298	25,069
FOP	94	30		28	2,356
FSP	88	40		35	2,945
FSP	176	40		70	5,888
FUS	900	100		900	75,711
UOP	96	20		19	1,598
USP	144	35		50	4,206
TOTALS	3,256			2,616	220,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,616	115.5567	129.42	338,563	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2116 HX Base Yr





328 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		220,066
TOTAL MARKET OB/XF VALUE		12,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		251,166
SOH/AGL Deduction		105,488
ASSESSED VALUE		145,678
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,956
TOTAL JUST VALUE		251,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0594/0273	6/01/1986	WD	Q	I		69,900
GRANTOR:						
GRANTEE:						
0649/0444	3/01/1980	03	Q	I		64,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N8 FSP= N4 W22 S4 E22$ W22 S8 E22$ BAS= W22 UOP= N8 W12 S8 E12$ W12 USP= N8 W18 S8 E18$ W18 S31 E22 FOP= S8 E18N3 W10 N5 W8 $E8 FGR= S5 E10S3 E12 N26 W22S18$ N18 E22 N13$ PTR= N30 FUS= N30 W30 S30E30$ 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
3	0210	GARAGE U	0	100	20	30	600.00	UT	18.00	18.00	100	2005	2005	3	100	10,800	

LAND DESCRIPTION

TOTAL OB/XF 12,600

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: 1.15 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS