

LOT 6 DEERWOOD FOREST UNIT 1.
464-563, 597-705, 639-44, 730-10

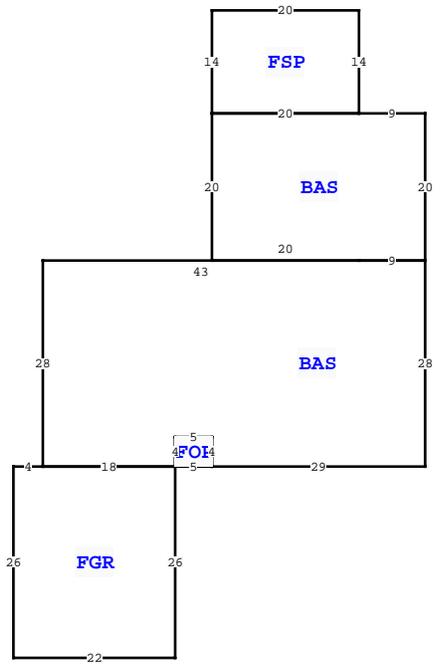
WALKER CHARLYNE L
234 SE WOODHAVEN ST
LAKE CITY, FL 32025-3961

2026

09-4S-17-08302-006
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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.	1.	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
BAS	580	100	
BAS	1,436	100	
FGR	572	55	
FOP	20	30	
FSP	280	40	
TOTALS	2,888		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,449	103.7520	118.28	289,668	1980	1999	0	0	32.50	67.50
1 SINGLE FAM 100% - 2015 Heated Area: 2016 HX Base Yr 2015											



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,526
TOTAL MARKET OB/XF VALUE		4,474
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,500
SOH/AGL Deduction		80,577
ASSESSED VALUE		137,923
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		81,512
TOTAL JUST VALUE		218,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,619

SALE:2:1: LOT 6, DEERWOOD FOREST UNIT 1
SALE:1:1: LOT 6, DEERWOOD FOREST UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31507	ADDN SFR	298	10/09/2013
27655	MAINT/ALTR	30	02/25/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1398/2151	11/12/2019	LE	U	I	14	100

GRANTOR: CHARLYNE L WALKER (EN)
GRANTEE: CHARLES WALKER (RMD)
1167/2300 2/20/2009 WD Q I 01 141,500
GRANTOR: MAX SEMLER
GRANTEE: TIMOTHY & CHARLYNE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING DIMENSIONS
BAS= W9 BAS= E9 N20 W9 FSP= N14 W20 S14 E20\$ W20 S20 E20\$ W43 S28 FGR= W4 S26 E22 N26 W18\$ E18 FOP= E5 N4 W5 S4\$ N4 E5 S4 E29 N28\$.

L N	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	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	UT	1.00	1.00	100	2004	2004	3	100	2,474	
5	0080	DECKING	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							