LOTS 13 & 14 DEERWOOD FOREST UT
481-250, 819-2151, WD 1303-258,

FRAZE RICHARD R JR/FRAZE THRESA B
137 SE FONTANA GLN
LAKE CITY, FL 32025

2027

09-4S-17-08302-014

BUILDING CHARACTERISTICS

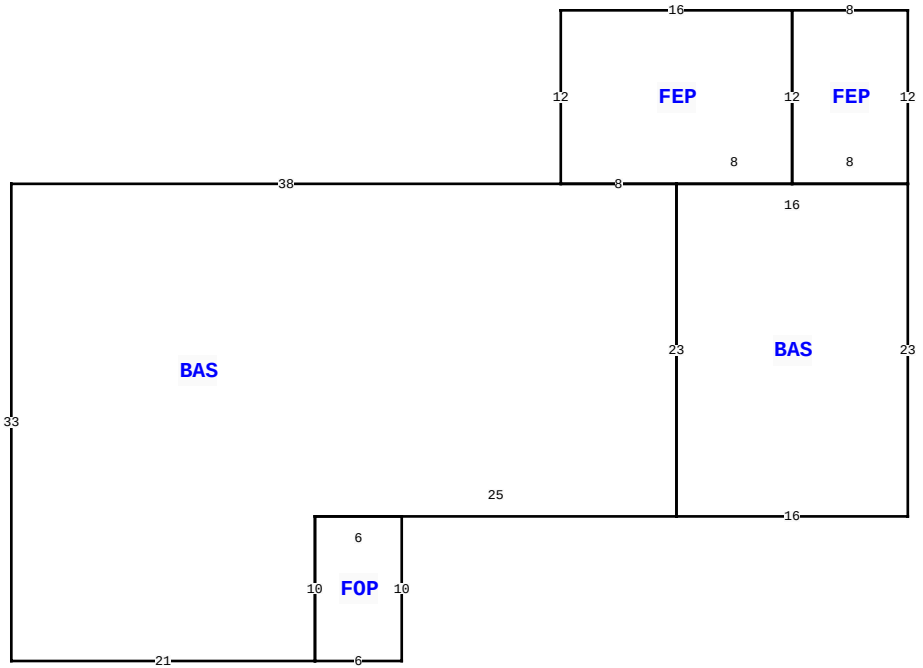
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	368	100		368	30,192
BAS	1,268	100		1,268	104,031
FEP	96	80		77	6,317
FEP	192	80		154	12,635
FOP	60	30		18	1,477
TOTALS	1,984			1,885	154,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,885	114.7410	126.22	237,925	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1636 HX Base Yr 1997



137 SE FONTANA GLN, LAKE CITY

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

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	1993	1993	3	100	300	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
6	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2014	2014	3	76	23,940	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		154,651
TOTAL MARKET OB/XF VALUE		26,190
TOTAL LAND VALUE - MARKET		29,137
TOTAL MARKET VALUE		209,978
SOH/AGL Deduction		83,315
ASSESSED VALUE		126,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,252
TOTAL JUST VALUE		209,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051361	Roof Replacement	12,000	11/01/2024
31627	POOL	100	12/05/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0607	5/17/2016	WD	U	I	14	100
GRANTOR: RICHARD R JR & THRESA						
GRANTEE: SHEA CARTER, ELISE						
1313/2617	4/26/2016	WD	U	I	30	100
GRANTOR: RICHARD R JR & THRESA						
GRANTEE: RICHARD R JR & THRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S33 E21 FOP= E6 N10 W6 S10$ N10 E25 BAS= E16 N23 W16 S23$ N23 FEP= E8 FEP= E8 N12 W8 S12$ N12 W16 S12 E8$ W8$.

LAND DESCRIPTION

TOTAL OB/XF 26,190

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.83	18,500.00	15,262.50	15,262							
2	0000	C	VAC RES	100			0.00	0.00	1.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	13,875							

REVIEW DATE 01/02/2025 BY JS Total Acres: 1.60 Total Land Value: 29,137 Market: 0 Agricultural: 0 Common: 29,137 PRINTED 11/17/2026 BY SYS