LOT 4 DEERWOOD FOREST UNIT 2.
ORB 440-573, WD 1098-102,

YANCEY MATTHEW N/YANCEY KRISTIN G
273 SE FONTANA GLN
LAKE CITY, FL 32025

2027

09-4S-17-08302-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
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	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

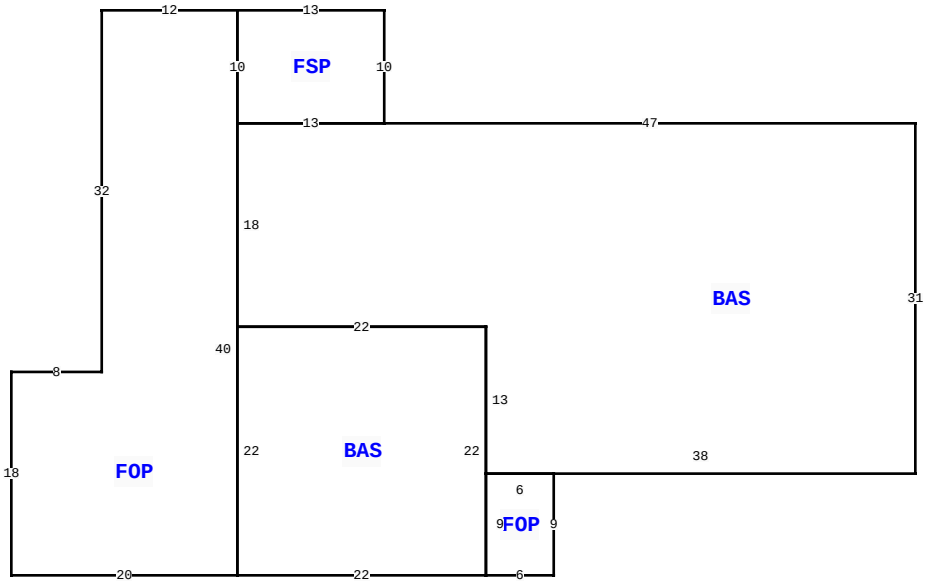
NEIGHBORHOOD/LOC 9417.0800 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100		484	43,635
BAS	1,574	100		1,574	141,904
FOP	54	30		16	1,442
FOP	744	30		223	20,105
FSP	130	40		52	4,688
TOTALS	2,986			2,349	211,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	126.0903	138.70	325,806	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2058 HX Base Yr 2019



273 SE FONTANA GLN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0021	BARN,FR AE	0	100	24	34	816.00	UT	7.00	7.00	50	0	0	3	50	2,856	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	211,774
TOTAL MARKET OB/XF VALUE	4,956
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	235,230
SOH/AGL Deduction	74,769
ASSESSED VALUE	160,461
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	109,050
TOTAL JUST VALUE	235,230
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29241	MAINT/ALTR	50	03/16/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/2683	3/30/2017	WD	Q	I	01	157,000
GRANTOR: SONDRA M LANIER (UNMA						
GRANTEE: MATTHEW N & KRISTIN						
1211/0693	3/10/2011	WD	U	I	12	74,100
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: SONDRA M LANIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FSP= N10 W13 S10 E13$ W13 FOP= N10 W12 S32 W8 S18 E20 N40$ S18 BAS= S22 E22 N22 W22$ E22 S13 FOP= S9 E6 N9 W6$ E38 N31$.

LAND DESCRIPTION

TOTAL OB/XF 4,956

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	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.96 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS