LOTS 6 & 7 DEERWOOD FOREST UNIT
377-728, 480-461, 686-225, WD 10

MCFATTER ROY M/MCFATTER WENDY L
260 SE FONTANA GLN
LAKE CITY, FL 32025

2027

09-4S-17-08302-107

BUILDING CHARACTERISTICS

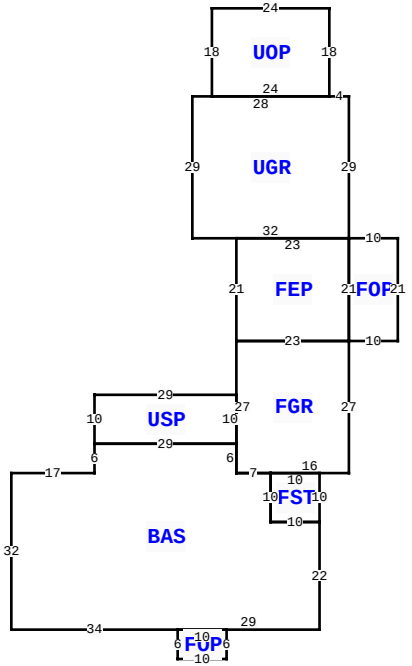
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	2,090	100		2,090	158,428
FEP	483	80		386	29,260
FGR	621	55		342	25,925
FOP	60	30		18	1,364
FOP	210	30		63	4,776
FST	100	55		55	4,169
UGR	928	45		418	31,686
UOP	432	20		86	6,519
USP	290	35		102	7,732
TOTALS	5,214			3,560	269,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,560	106.0200	116.62	415,167	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2090 HX Base Yr



260 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	600	
5	0166	CONC,PAVMT	0	100	0	0	2,648.00	UT	2.00	2.00	100	1997	1997	3	100	5,296	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,859
TOTAL MARKET OB/XF VALUE		22,032
TOTAL LAND VALUE - MARKET		22,100
TOTAL MARKET VALUE		313,991
SOH/AGL Deduction		137,465
ASSESSED VALUE		176,526
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,115
TOTAL JUST VALUE		313,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043676	Roof Replacement	21,600	02/09/2022
12429	POOL	90	04/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/264	4/10/2025	LE	U	I	14	100
GRANTOR: MCFATTER ROY M (ENH L						
GRANTEE: MCFATTER TRAVIS CLA						
1537/1748	4/10/2025	LE	U	I	14	100
GRANTOR: MCFATTER ROY M (ENH L						
GRANTEE: MCFATTER TRAVIS CLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S6 W17 S32 E34 FOP= S6 E10 N6 W10$ E29 N22 FST= N10 W10 S10 E10$ W10 N10 FGR= E16 N27 FOP= E10 N21 W10 S21$ FEP= N21 UGR= N29 W4 UOP= N18 W24 S18 E24$ W28 S29 E32$ W23 S21 E23$ W23 S27 E7$W7N6$ USP= N10 W29 S10 E29$.

LAND DESCRIPTION

TOTAL OB/XF 22,032

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	4,500.00	3,600.00	3,600							

REVIEW DATE 04/10/2017 BY DF Total Acres: 4.56 Total Land Value: 22,100 Market: 0 Agricultural: 0 Common: 22,100 PRINTED 11/17/2026 BY SYS