LOT 10 DEERWOOD FOREST UNIT 2.
469-230, PROB #96-65-CP 821-2000

WALTER FRANK L/WALTER WILMA J
178 SE FONTANA GLN
LAKE CITY, FL 32025

2027

09-4S-17-08302-110

BUILDING CHARACTERISTICS

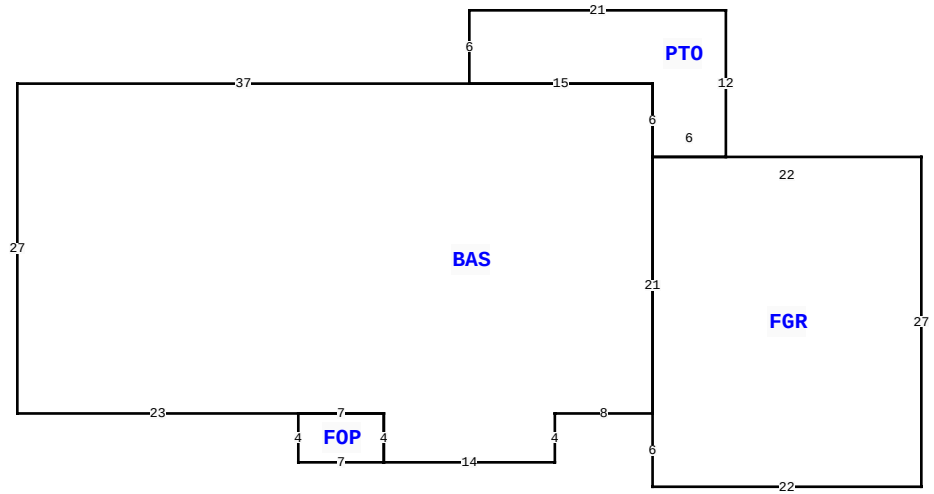
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,460	100		1,460	127,669
FGR	594	55		327	28,594
FOP	28	30		8	699
PTO	162	5		8	699
TOTALS	2,244			1,803	157,663

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,803	122.3040	134.53	242,558	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1460 HX Base Yr 1997



178 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	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,663
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	180,363
SOH/AGL Deduction	71,188
ASSESSED VALUE	109,175
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	57,764
TOTAL JUST VALUE	180,363
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050194	Electrical Servic	0	06/24/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1350	9/17/2025	LE	U	I	14	100
GRANTOR: WALTER FRANK L (EHN L						
GRANTEE: MATTHEWS REBECCA J						
0829/1241	10/15/1996	WD	Q	I		75,000
GRANTOR: JULIA VON CLEMANS						
GRANTEE: FRANK & WILMA WALTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 S27 E23 FOP= S4 E7 N4 W7$ E7 S4 E14 N4 E8 FGR= S6 E22 N27 W22 S21$ N21 PTO= E6 N12 W21 S6 E15 S6$ N6 W15$.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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: 1.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS