LOT 13 DEERWOOD FOREST UNIT 2.
ORB 406-572, 689-608, 743-711,

STEPHENS GREG/STEPHENS KIM
269 SE DEERWOOD GLN
LAKE CITY, FL 32025

2027

09-4S-17-08302-113

BUILDING CHARACTERISTICS

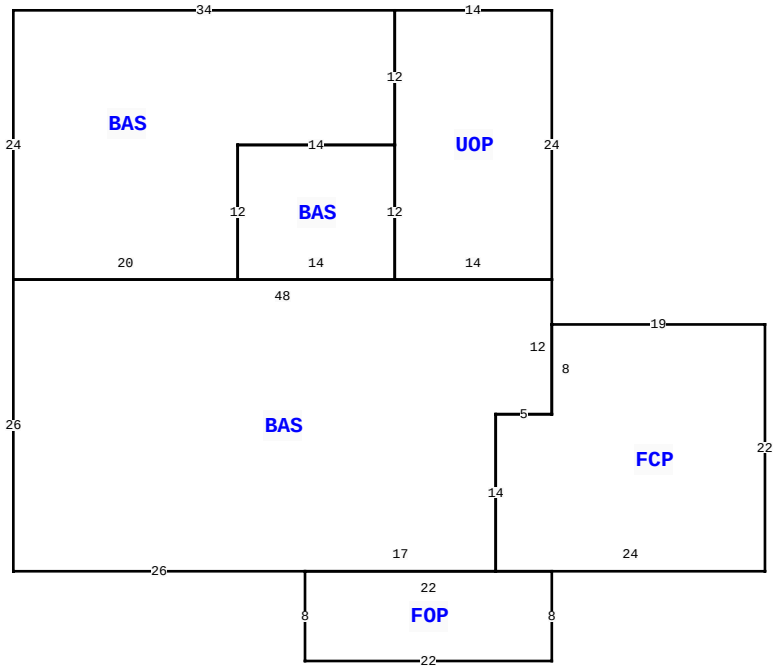
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	168	100		168	12,992
BAS	648	100		648	50,110
BAS	1,178	100		1,178	91,096
FCP	488	25		122	9,434
FOP	176	30		53	4,098
UOP	336	20		67	5,181
TOTALS	2,994			2,236	172,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,236	108.1550	118.97	266,017	1987	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1994 HX Base Yr 2005



269 SE DEERWOOD 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	330	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,911
TOTAL MARKET OB/XF VALUE		3,030
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		194,441
SOH/AGL Deduction		67,007
ASSESSED VALUE		127,434
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,023
TOTAL JUST VALUE		194,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,581

SALE:1:1: LOT 13, DEERWOOD FOREST UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051356	Roof Replacement	7,000	11/01/2024
25165	ADDN SFR	128	10/27/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/2482	7/20/2004	WD	Q	I		86,000
GRANTOR: REA						
GRANTEE: STEPHENS						
0967/0046	10/31/2002	WD	Q	I		80,000
GRANTOR: WILLIAM JONES						
GRANTEE: JAMES & ELIZABETH R						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N24 W14 BAS= W34 S24 E20 N12 E14 N12$ S12 BAS= W14 S12 E14 N12$ S12 E14$ BAS= W48 S26 E26 FOP= S8 E22 N8 W22$ E17 FCP= E24N22 W19 S8 W5 S14$ N14 E5 N12$.

LAND DESCRIPTION

TOTAL OB/XF 3,030

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 11/13/2024 BY jerry Total Acres: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS