LOT 5 BLOCK A DEERWOOD FOREST
UNIT 3. ORB 406-572, 764-527,
888-2471, WD 1314-1797,

PETERSEN HEIDI S
302 SE DEERWOOD GLEN
LAKE CITY, FL 32025

2027

09-4S-17-08302-155

BUILDING CHARACTERISTICS

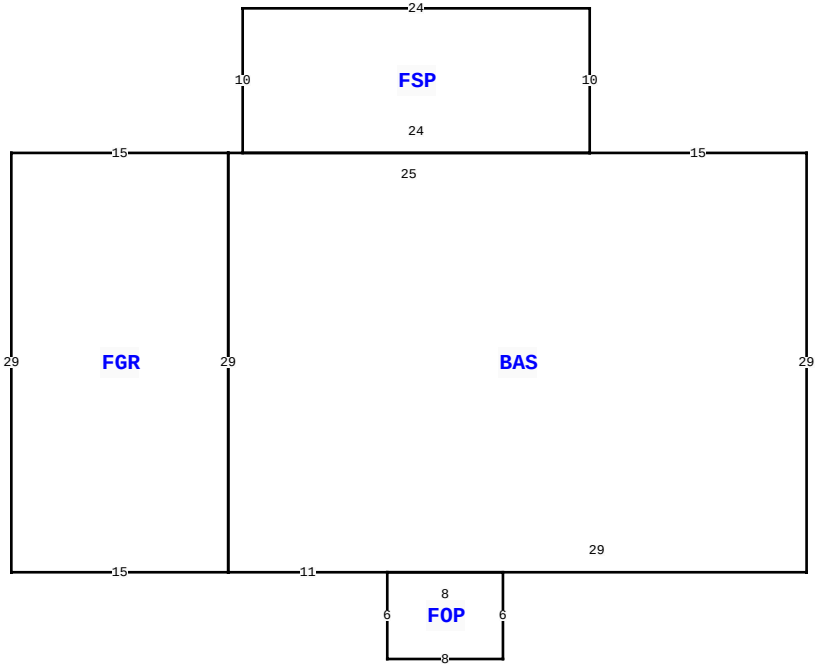
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,160	100		1,160	108,289
FGR	435	55		239	22,311
FOP	48	30		14	1,307
FSP	240	40		96	8,962
TOTALS	1,883			1,509	140,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	130.5600	143.62	216,723	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1160 HX Base Yr 2018



302 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	10	110	1.00	UT	0.00	0.00	100	0	0	3	100	1,430	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	600.00	600.00	75	2004	2004	3	75	450	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0296	SHED METAL	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		140,870
TOTAL MARKET OB/XF VALUE		5,380
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		164,750
SOH/AGL Deduction		50,859
ASSESSED VALUE		113,891
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,480
TOTAL JUST VALUE		164,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,310

SALE:1:1: LOT 5 BLK A DEERWOOD FOREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/1798	5/06/2016	WD	U	I	11	100
GRANTOR: HOWARD F RICE (SINGLE						
GRANTEE: HEIDI S PETERSEN (S						
1314/1797	3/31/2016	WD	Q	I	01	107,000
GRANTOR: FRANCES D RICE (SINGL						
GRANTEE: HEIDI S PETERSEN (S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N10 W24 S10 E24$ W25 FGR= W15 S29 E15 N29$ S29 E11 FOP= S6 E8 N6 W8$ E29 N29$.

LAND DESCRIPTION

TOTAL OB/XF 5,380

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		RSF-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: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS