LOT 8 BLOCK A DEERWOOD FOREST UN
406-572, 602-743, 634-141,705-54

CNFF ENTERPRISES LLC
900 NW LOWLAND TER
LAKE CITY, FL 32055

2027

09-4S-17-08302-158

BUILDING CHARACTERISTICS

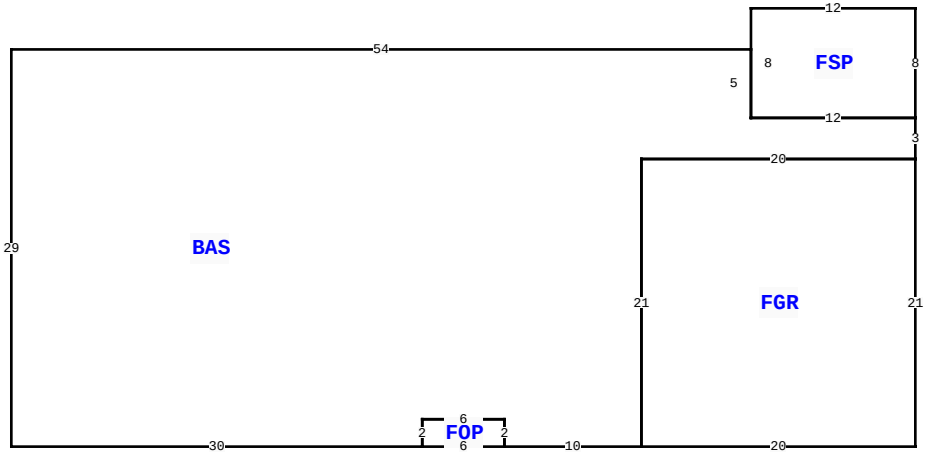
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,422	100		1,422	113,190
FGR	420	55		231	18,387
FOP	12	30		4	319
FSP	96	40		38	3,024
TOTALS	1,950			1,695	134,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,695	111.3280	122.46	207,570	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1422 HX Base Yr



220 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	0	18	60	1.00	UT	0.00	0.00	100	0	0	3	100	1,350	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	310	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	134,920
TOTAL MARKET OB/XF VALUE	2,260
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	155,680
SOH/AGL Deduction	0
ASSESSED VALUE	155,680
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,680
TOTAL JUST VALUE	155,680
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31901	MAINT/ALTR	30	04/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1461/462	3/04/2022	WD	Q	I	01	130,000
GRANTOR: MORRIS PATRICIA ANN						
GRANTEE: CNFF ENTERPRISES LL						
1248/0049	1/17/2013	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JAMES						
GRANTEE: PATRICIA ANN MORRIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S29 E30 FOP= E6 N2 W6 S2$ N2 E6 S2 E10 FGR= E20 N21 W20 S21$ N21 E20 N3 FSP= N8 W12 S8 E12$ W12 N5$.

LAND DESCRIPTION

TOTAL OB/XF 2,260

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	0		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