LOT 17 BLOCK A DEERWOOD FOREST
S/D UNIT 3. 560-674, 566-182,
808-1197, 862-2119, CT 1314-

CHANNELL DAVID/CHANNELL NANCY
201 SE FAWN GLN
LAKE CITY, FL 32025-1779

2027

15-4S-17-08302-168

BUILDING CHARACTERISTICS

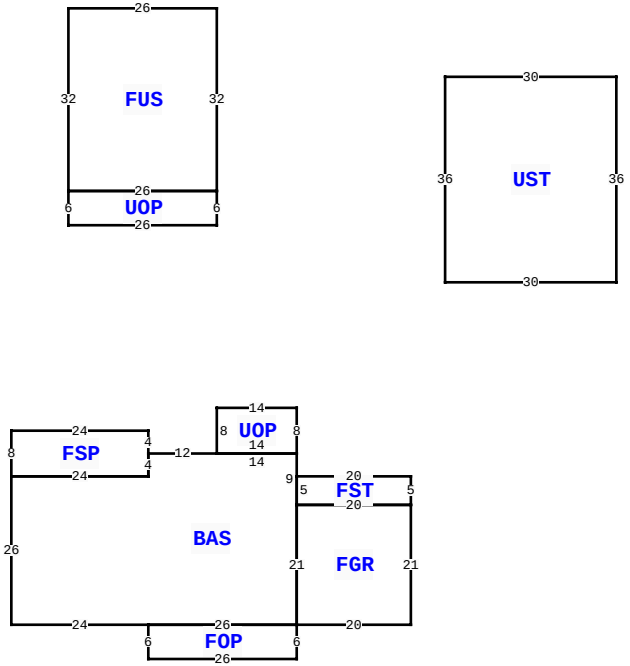
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame		N/A 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	1,404	100		1,404	86,360
FGR	420	55		231	14,209
FOP	156	30		47	2,891
FSP	192	40		77	4,737
FST	100	55		55	3,383
FUS	832	100		832	51,176
UOP	112	20		22	1,353
UOP	156	20		31	1,907
UST	1,080	45		486	29,894
TOTALS	4,452			3,185	195,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,185	86.0244	94.63	301,397	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 2236 HX Base Yr 2018



201 SE FAWN 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	1990	1990	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,908
TOTAL MARKET OB/XF VALUE	16,336
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	230,744
SOH/AGL Deduction	89,837
ASSESSED VALUE	140,907
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	89,496
TOTAL JUST VALUE	230,744
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,305

XFOB:3:1: AROUND POOL

SALE:2:1: LOT 17 BLK A DEERWOOD FOREST UNIT 3

SALE:1:1: LOT 17 BLK A DEERWOOD FOREST UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1325/1590	11/08/2016	WD	U	I	12	77,000
GRANTOR: PENNYNAC CORP						
GRANTEE: DAVID & NANCY CHANN						
1314/1599	4/20/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (HACKE						
GRANTEE: PENNYNAC CORP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N4 W24 S8 E24N4$ S4 W24 S26 E24 FOP= S6 E26 N6 W26$ E26 FGR= E20 N21 W20 S21$ N21 FST= E20 N5 W20S5$ N9 UOP= N8 W14 S8 E14$ W14$ PTR=N40 UOP= N6 FUS= N32 W26 S32 E26$ W26 S6 E26$ S40$ PTR=N30 E40 UST= E30 N36 W30 S36$ S30 W40$.

LAND DESCRIPTION

TOTAL OB/XF 16,336

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 05/02/2017 BY BC Total Acres: 1.64 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS