

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

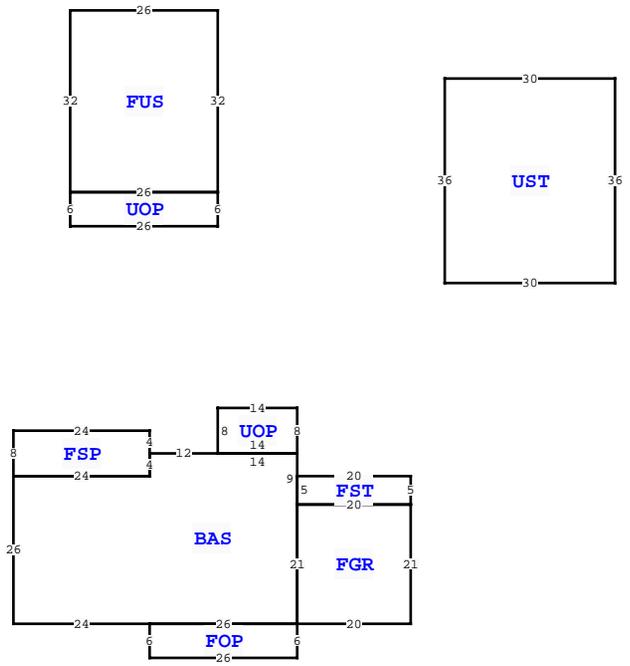
2026

15-4S-17-08302-168



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
08	WD OR PLY 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 80				
04	PLYWOOD 20				
14	CARPET 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
	5 100				
	3 100				
	N/A 100				
2.	2. 100				
05	CONV 100				
	0 100				
01	01 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
			06		
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	89,499
FGR	420	55		231	14,725
FOP	156	30		47	2,996
FSP	192	40		77	4,908
FST	100	55		55	3,506
FUS	832	100		832	53,036
UOP	112	20		22	1,403
UOP	156	20		31	1,976
UST	1,080	45		486	30,980
TOTALS	4,452			3,185	203,029

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	98.07	312,353	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 100% - 2018 Heated Area: 2236 HX Base Yr 2018											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		203,029	
TOTAL MARKET OB/XF VALUE		16,336	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		237,865	
SOH/AGL Deduction		101,062	
ASSESSED VALUE		136,803	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		85,392	
TOTAL JUST VALUE		237,865	
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						

EXTRA FEATURES		201 SE FAWN GLN, LAKE CITY														
L N	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	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1990	1990	3	40	14,336	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	500	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/21/2023	MLU

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							