

LOT 18 BLOCK A DEERWOOD FOREST
 UNIT 3. ORB 475-349,
 730-200, 743-1382, 835-1629,

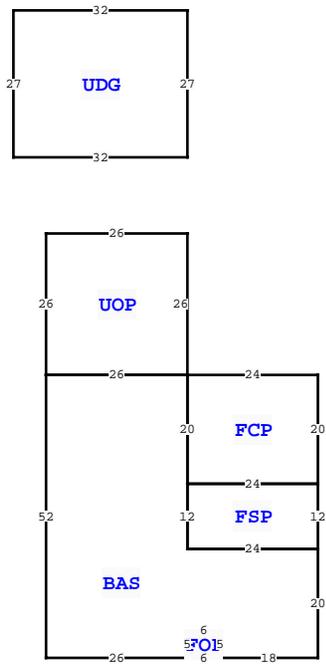
KIRKLAND SUSAN W
 241 SE FAWN GLN
 LAKE CITY, FL 32025

2026

15-4S-17-08302-169


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 80				
21	STONE 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
15	HARDTILE 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
01	NONE 100				
1.	1. 100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
	MKT AREA		06		
9417.0800	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	142,770
FCP	480	25		120	9,508
FOP	30	30		9	713
FSP	288	40		115	9,111
UDG	864	55		475	37,634
UOP	676	20		135	10,696
TOTALS	4,140			2,656	210,431

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	1998								
				Heated Area: 1802							
					HX Base Yr 1998						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		210,431	
TOTAL MARKET OB/XF VALUE		1,400	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		230,331	
SOH/AGL Deduction		104,977	
ASSESSED VALUE		125,354	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		73,943	
TOTAL JUST VALUE		230,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,636	
SALE:2:1: RON HELD OPTION FOR 1 YEAR - LIVED THERE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37356	MAINT/ALTR	85	10/23/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0835/1629	3/03/1997	WD	Q	I		73,500
GRANTOR: WORLEY						
GRANTEE: KIRKLAND						
0743/1382	3/26/1991	WD	Q	I		62,000
GRANTOR: ANCHOR RESIDENTIAL						
GRANTEE: RON WORLEY						

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

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

BUILDING NOTES														
241 SE FAWN GLN, LAKE CITY														

BUILDING DIMENSIONS														
UOP= N26 W26 S26 E26\$ BAS= W26 S 52 E26 FOP= E6 N5 W6 S5\$ N5 E6 S5 E18 N20 FSP= N12 W24 S12 E24\$ W24 N12 FCP= E24 N20 W24 S20\$ N20\$ PTR=N40 UDG= N27 W32 S27 E32\$ S40\$.														

LAND DESCRIPTION															TOTAL OB/XF									
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							