

LOT 12 BLOCK B DEERWOOD FOREST U
522-437, 808-1620, FJ 1015-2298,

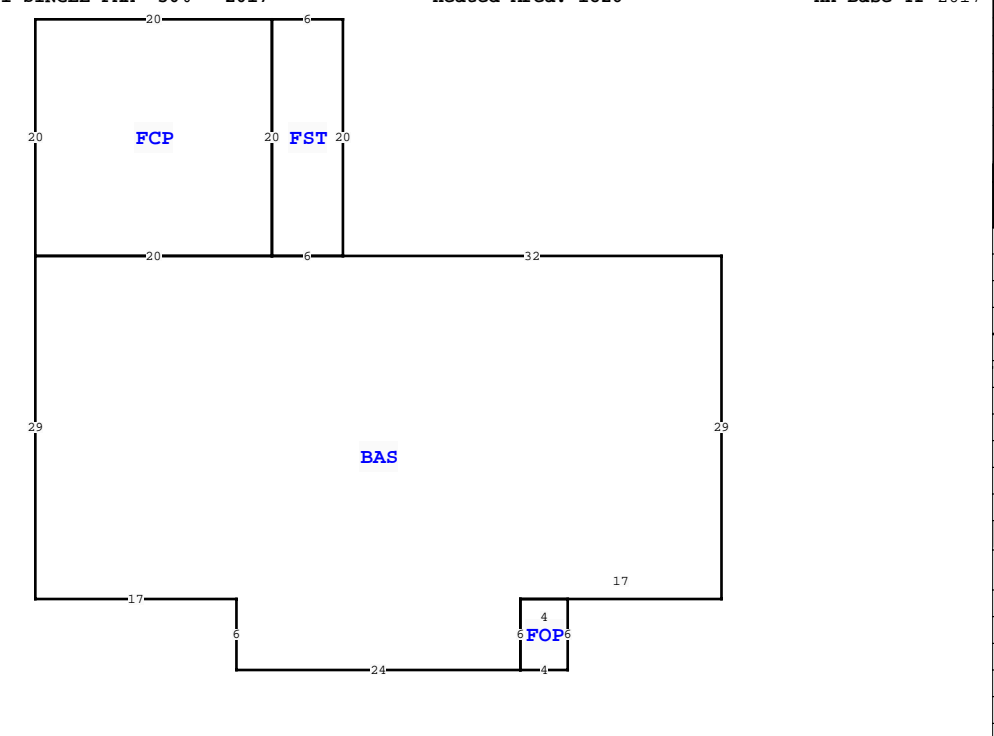
JONES ASHLEY/GUNDERSON KENDALL R
196 SE FAWN GLN
LAKE CITY, FL 32025

2026

15-4S-17-08302-190
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,999	122.1080	136.76	273,383	1979	1979	0	0	0	35.00	65.00		
1 SINGLE FAM 50% - 2017 Heated Area: 1826 HX Base Yr 2017														



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	1,826	100		1,826	162,321
FCP	400	25		100	8,889
FOP	24	30		7	622
FST	120	55		66	5,867
TOTALS	2,370			1,999	177,699

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

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	50	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	50	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	500	
5	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

EXTRA FEATURES																
196 SE FAWN GLN, LAKE CITY																
TOTAL OB/XF 2,800																

LAND DESCRIPTION																								
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	50		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF 2,800																
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	177,699		
TOTAL MARKET OB/XF VALUE	2,800		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	198,999		
SOH/AGL Deduction	48,775		
ASSESSED VALUE	150,224		
TOTAL EXEMPTION VALUE	29,291		
HA HAB			
BASE TAXABLE VALUE	120,933		
TOTAL JUST VALUE	198,999		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	198,999		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053206	Roof Replacement	18,000	05/21/2025
26735	MAINT/ALTR	35	02/11/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1528/1742	12/03/2024	PB U	I	I	18	0	
GRANTOR: CLERK OF COURT (EST C)							
GRANTEE: GUNDERSON KENDALL R							
1324/0468	10/14/2016	WD Q	I	I	01	121,000	
GRANTOR: GINA P YORKE							
GRANTEE: ASHLEY JONES & CRAI							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W32 FST= N20 W6 S20 E6\$W6 FCP= N20 W20 S20 E20\$ W20 S29 E17 S6 E24 FOP= E4 N6 W4 S6\$ N6 E17 N29\$.																