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

BUILDING CHARACTERISTICS

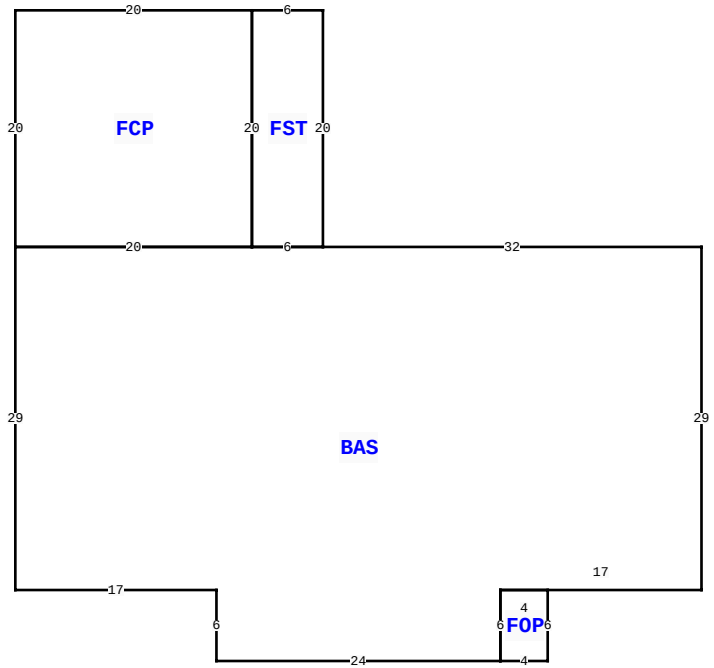
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,826	100		1,826	165,216
FCP	400	25		100	9,048
FOP	24	30		7	633
FST	120	55		66	5,972
TOTALS	2,370			1,999	180,870

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	139.20	278,261	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2017 Heated Area: 1826 HX Base Yr 2017



196 SE FAWN GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,870
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		202,170
SOH/AGL Deduction		51,946
ASSESSED VALUE		150,224
TOTAL EXEMPTION VALUE	HA HAB	29,291
BASE TAXABLE VALUE		120,933
TOTAL JUST VALUE		202,170
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	18	0
GRANTOR: CLERK OF COURT (EST C						
GRANTEE: GUNDERSON KENDALL R						
1324/0468	10/14/2016	WD	Q	I	01	121,000
GRANTOR: GINA P YORKE						
GRANTEE: ASHLEY JONES & CRAI						

BUILDING NOTES

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	50		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 07/08/2025 BY chuck Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS