LOTS 14, 15 & 16 BLOCK B DEERWOO
522-127, 525-184, DC 1541-1403,

BUIE VIRGINIA/THOMAS ALLISON BUIE M
138 SE FAWN GLN
LAKE CITY, FL 32025

2027

15-4S-17-08302-192

BUILDING CHARACTERISTICS

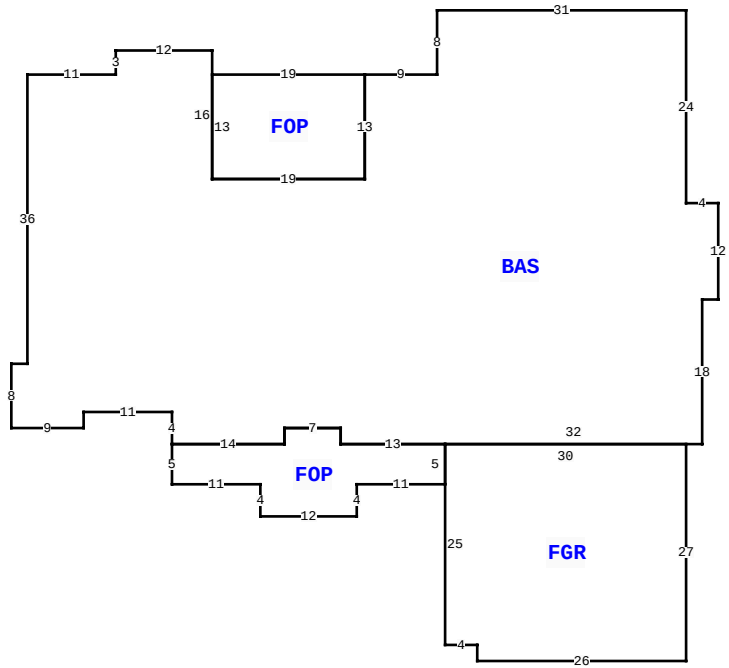
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	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	07	07
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	3,837	100		3,837	370,416
FGR	802	55		441	42,573
FOP	232	30		70	6,758
FOP	247	30		74	7,144
TOTALS	5,118			4,422	426,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,422	127.1864	139.91	618,682	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1998 Heated Area: 3837 HX Base Yr 1998



138 SE FAWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	31	37	1,147.00	UT	1.50	1.50	100	0	0	3	100	1,721	
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	20,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	426,891
TOTAL MARKET OB/XF VALUE	28,421
TOTAL LAND VALUE - MARKET	41,625
TOTAL MARKET VALUE	496,937
SOH/AGL Deduction	125,730
ASSESSED VALUE	371,207
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	319,796
TOTAL JUST VALUE	496,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053397	Generator		06/18/2025
000049994	Roof Replacement	97,523	05/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/1226	10/08/2026	PB	U	I	11	0

GRANTOR: CLERK OF COURT (BUIE

GRANTEE: BUIE VIRGINIA W (LI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S8 W9 FOP= W19 S13 E19 N13$ S13 W19 N16 W12 S3 W11 S36 W2 S8 E9 N2 E11 S4 FOP= S5 E11 S4 E12 N4 E11 N5 W13 N2 W7 S2 W14$ E14 N2 E7 S2E13 FGR= S25 E4 S2 E26 N27 W30$ E32 N18 E2 N12 W4 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 28,421

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		00	0.00	0.00	3.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	41,625							

REVIEW DATE 03/11/2026 BY robin Total Acres: 2.13 Total Land Value: 41,625 Market: 0 Agricultural: 0 Common: 41,625 PRINTED 11/17/2026 BY SYS