LOT 20 BLOCK A DEERWOOD FOREST U
457-359, WD 1485-1428

LEHR CHRISTOPHER A/PODORSKY LAURA A
297 SE FAWN GLN
LAKE CITY, FL 32025

2027

16-4S-17-08302-171

BUILDING CHARACTERISTICS

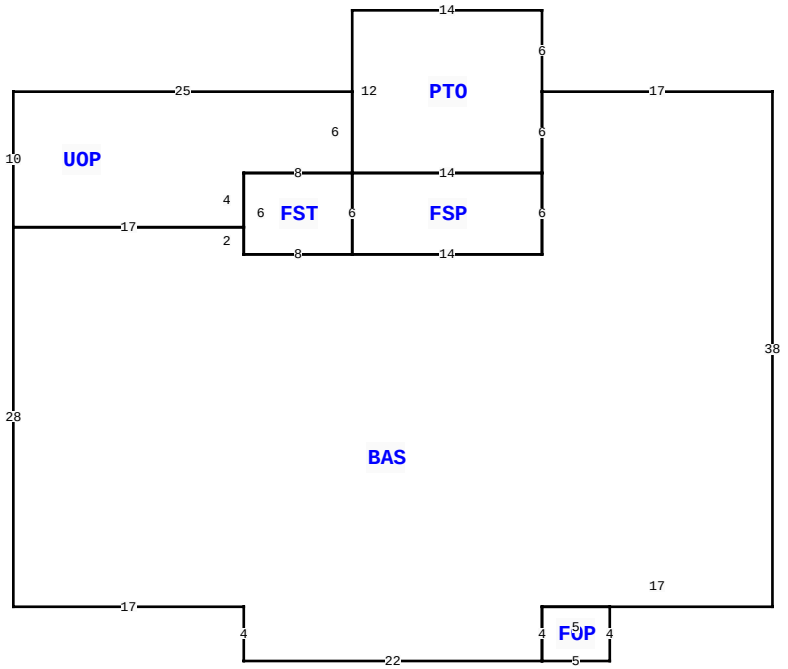
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,782	100		1,782	180,238
FOP	20	30		6	607
FSP	84	40		34	3,439
FST	48	55		26	2,630
PTO	168	5		8	809
UOP	218	20		44	4,450
TOTALS	2,320			1,900	192,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,900	114.9390	126.43	240,217	1980	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 1782 HX Base Yr 2024



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

297 SE FAWN GLN, LAKE CITY

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
3	0060	CARPORT F	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
4	0060	CARPORT F	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2025	2024		100	4,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		192,174
TOTAL MARKET OB/XF VALUE		12,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		223,174
SOH/AGL Deduction		0
ASSESSED VALUE		223,174
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,763
TOTAL JUST VALUE		223,174
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049933	Storage Building	10,000	05/23/2024
000049871	Right-of-Way Acce		05/20/2024
000046507	Roof Replacement	10,000	02/13/2023
11764	STORAGE	115	10/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/1428	2/28/2023	WD	Q	I	01	249,000

GRANTOR: DILLARD MELVIN T

GRANTEE: LEHR CHRISTOPHER A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N6 W14 S12 E14 N6$ S6 FSP= W14 S6 E14 N6$ S6 W14 FST= N6 W8 S6 E8 $ W8 N2 UOP= N4 E8 N6 W25 S10 E17$ W17 S28 E17 S4 E22 FOP= E5 N4 W5 S4$ N4 E17 N38$.

LAND DESCRIPTION

TOTAL OB/XF 12,500

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		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 08/19/2024 BY JB Total Acres: 1.07 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS