

LOT 21 BLOCK A DEERWOOD FOREST
UNIT 3.
657-55, 719-590, FJ 1403-718,

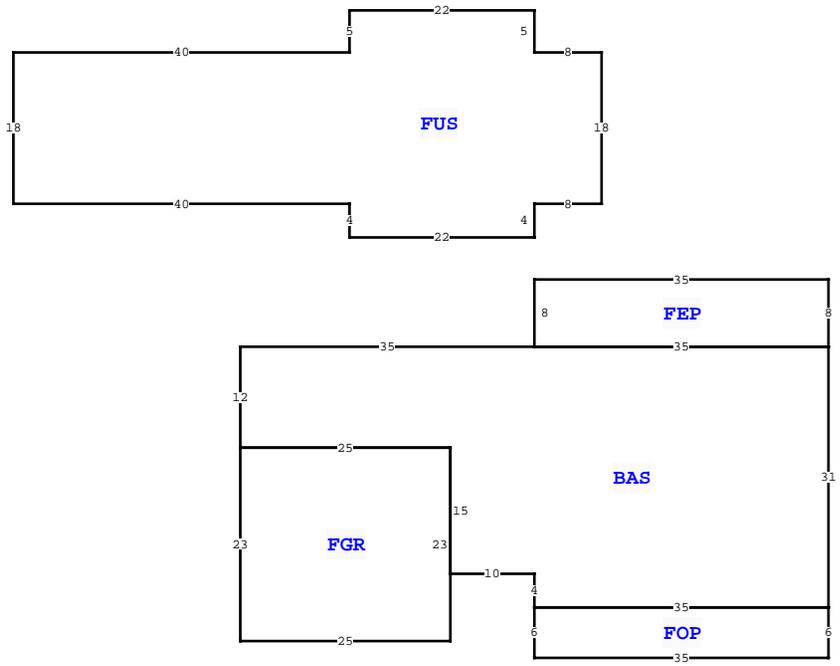
TALMADGE VICTORIA A
321 SE FAWN GLN
LAKE CITY, FL 32025

2026

16-4S-17-08302-172
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	12	HARDWOOD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.5	1.5	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
BAS	1,655	100	
FEP	280	80	
FGR	575	55	
FOP	210	30	
FUS	1,458	100	
TOTALS	4,178		

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% - 0									
Heated Area: 3113 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			310,741
TOTAL MARKET OB/XF VALUE			6,140
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			335,381
SOH/AGL Deduction			123,958
ASSESSED VALUE			211,423
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			160,012
TOTAL JUST VALUE			335,381
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,922
SALE:1:1: LOT 21, BLOCK A, DEERWOOD FOREST UNIT II			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052353	Roof Replacement	20,000	02/17/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/2328	7/08/2020	LE	U	I	14	100
GRANTOR: VICTORIA ANN TALMADGE						
GRANTEE: WILLIAM R TALMADGE						
1404/2027	1/17/2020	QC	U	I	11	100
GRANTOR: JAMES TALMADGE						
GRANTEE: VICTORIA ANN TALMAD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	0	0.00	100	0
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	0
3	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	1998
4	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2013
5	0070	CARPORT UF	0	100	0	0	0	0.00	0.00	100	2013

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
321 SE FAWN GLN, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											
TOTAL OB/XF 6,140											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W35 S12 FGR= S23 E25 N23 W25\$ E25 S15 E10 S4 FOP= S6 E35 N6 W35\$ E35 N31 FEP= N8 W35 S8 E35\$ W35\$ PTR=N40 FUS= W22 S5 W40 S18 E40 S4 E22 N4 E8 N18 W8 N5\$ S40\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	1.00