LOT 22 BLOCK A DEERWOOD FOREST U

520-231, 974-192, WD 1045-1433,

ROBERTS CRAIG ALLEN GERALD/ROBERTS MIRIAM E
351 SE FAWN GLN
LAKE CITY, FL 32025

2026

16-4S-17-08302-173

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

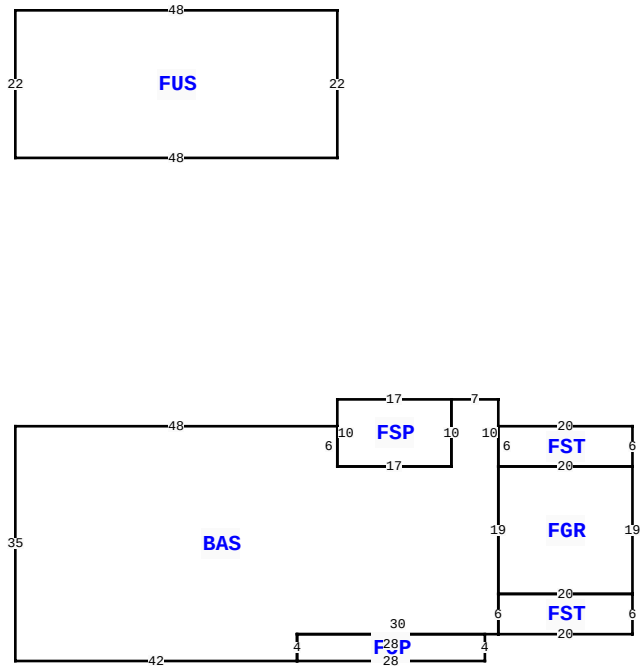
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100		2,326	200,810
FGR	380	55		209	18,043
FOP	112	30		34	2,935
FSP	170	40		68	5,871
FST	120	55		66	5,698
FST	120	55		66	5,698
FUS	1,056	100		1,056	91,168
TOTALS	4,284			3,825	330,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,825	116.5080	132.82	508,036	1984	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 3382 HX Base Yr 2022



351 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		330,223
TOTAL MARKET OB/XF VALUE		38,240
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		386,963
SOH/AGL Deduction		64,244
ASSESSED VALUE		322,719
TOTAL EXEMPTION VALUE	HX HB VX 13	322,719
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		386,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047433	Screen Enclosure	20,000	06/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1408/2502	3/26/2020	WD	Q	I	01	263,000
GRANTOR: ROBERT S & PAULA W WI						
GRANTEE: CRAIG ALLEN GERALD						
1217/1896	7/01/2011	WD	Q	I	01	208,000
GRANTOR: MICHAEL J & KAREN L H						
GRANTEE: ROBERT S & PAULA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S35 E42 FOP= E28 N4W28 S4$ N4 E30 FST= E20 N6 W20 S6$ N6 FGR= E20 N19 W20 S19$ N19 FST= E20 N6 W20 S6$ N10 W7 FSP= W17 S10 E17 N10$ S10 W17 N6$ PTR= N40 FUS= N22 W48 S22 E48$ S40$.

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	0280	POOL R/CON	0	100	15	32	480.00	UT	70.00	70.00	100	1984	1984	3	40	13,440	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,416	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	700	
5	0282	POOL ENCL	0	100	24	58	1,392.00	UT	15.00	15.00	100	2024	2023		85	17,748	
6	0166	CONC,PAVMT	0	100	24	58	912.00	UT	3.00	3.00	100	2024	2023		100	2,736	

LAND DESCRIPTION

TOTAL OB/XF 38,240

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 04/14/2026 BY robin Total Acres: 1.07 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS