LOT 23 BLOCK A DEERWOOD FOREST UNIT 3. ORB 489-549, WD 1209-2740,

LASSEIGNE RAELENE B TRUSTEE OF
RAELENE B LASSEIGNE TRUST, 377 SE FAWN GLN
LAKE CITY, FL 32025

2027

16-4S-17-08302-174

BUILDING CHARACTERISTICS

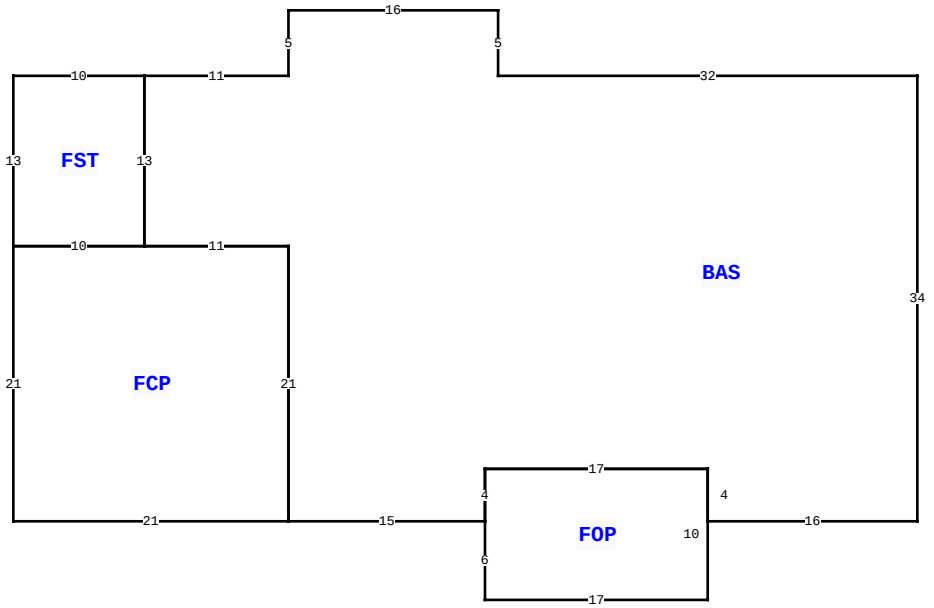
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.	1. 100
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	1,787	100		1,787	148,725
FCP	441	25		110	9,155
FOP	170	30		51	4,245
FST	130	55		72	5,992
TOTALS	2,528			2,020	168,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,020	116.4000	128.04	258,641	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1787 HX Base Yr



377 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1982	1982	3	100	1,200	
2	0296	SHED METAL	0	100	15	30	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		168,117
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		190,317
SOH/AGL Deduction		69,234
ASSESSED VALUE		121,083
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		14,672
TOTAL JUST VALUE		190,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27738	MAINT/ALTR	40	04/09/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2740	2/10/2011	WD	U	I	11	100

GRANTOR: RAELENE B LASSEIGNE

GRANTEE: RAELENE B LASSEIGNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N5 W16 S5 W11 FST= W10 S13 E10 N13$ S13 FCP= W10 S21 E21 N21 W11$ E11 S21 E15 FOP= S6 E17 N10 W17 S4$ N4 E17S4 E16 N34$.

LAND DESCRIPTION

TOTAL OB/XF 3,700

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 09/04/2013 BY DF Total Acres: 1.06 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS