LOT 26 BLOCK A DEERWOOD FOREST
UNIT 3. ORB 422-560, 797-2109,
848-47, 913-2487, WD 1050-228,

BUMGARDNER MICHAEL A SR & FAYE/BUMGARDNER FAYE
461 SE FAWN GLN
LAKE CITY, FL 32025

2027

16-4S-17-08302-177

BUILDING CHARACTERISTICS

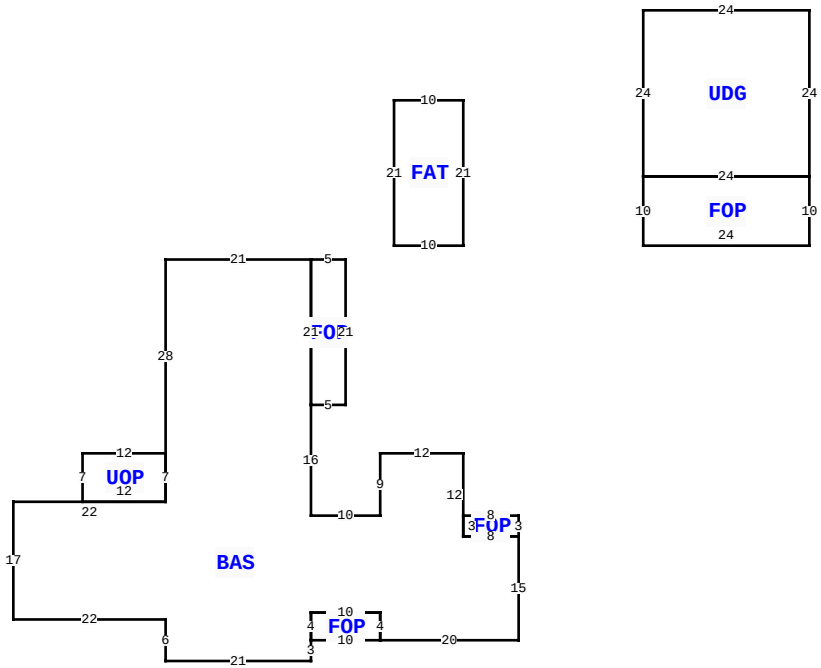
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,176	100		2,176	194,132
FAT	210	20		42	3,747
FOP	24	30		7	624
FOP	40	30		12	1,070
FOP	105	30		32	2,855
FOP	240	30		72	6,423
UDG	576	55		317	28,281
UOP	84	20		17	1,517
TOTALS	3,455			2,675	238,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,675	115.8654	127.45	340,929	1979	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2016 Heated Area: 2176 HX Base Yr 2016



461 SE FAWN GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	238,650
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	259,650
SOH/AGL Deduction	104,443
ASSESSED VALUE	155,207
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	103,796
TOTAL JUST VALUE	259,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,994

SALE:2:1: $.70 STAMPS

SALE:1:1: LOT 26 BLK A DEERWOOD FOREST UNIT III

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051316	Roof Replacement	23,010	10/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/2362	3/27/2015	WD	Q	I	01	168,500
GRANTOR: MICHAEL M & BILLIE M						
GRANTEE: MICHAEL A SR & FAYE						
1050/0228	6/22/2005	WD	Q	I		157,500
GRANTOR: WALDRON						
GRANTEE: MICHAEL M & BILLIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S9 W10 N16 FOP= E5 N21 W5 S21$ N21 W21 S28 UOP= W12 S7 E12 N7$ S7 W22 S17 E22 S6 E21 N3 FOP= E10 N4 W10 S4$N4 E10 S4 E20 N15 FOP= N3 W8 S3 E8$ W8 N12$ PTR=N30 FAT= N21 W10 S21 E10$ S30$ PTR= N30 E50 FOP= N10 UDG= N24 W24 S24 E24$ W24 S10 E24$ S30 W50$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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 11/19/2024 BY JS Total Acres: 1.09 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS