

LOT 1 BLOCK B DEERWOOD FOREST
 UNIT 3. ORB 423-22,
 451-424, WD 1127-1984

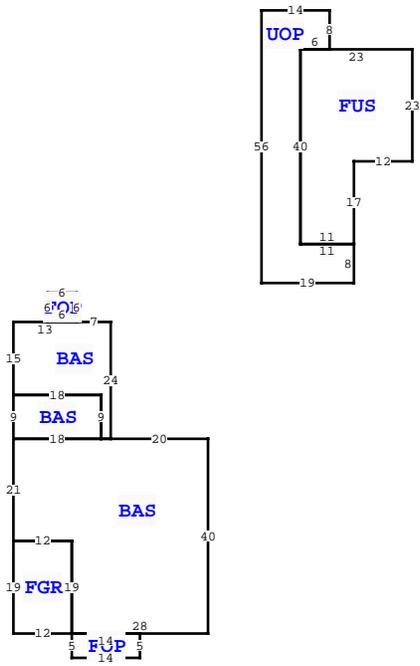
WEHRLI GEORGE W/WEHRLI IRMA M
 P O BOX 1846
 LAKE CITY, FL 32056

2026

16-4S-17-08302-179

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	12	CEDAR	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	08	SHT VINYL	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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	162	100	
BAS	318	100	
BAS	1,372	100	
FGR	228	55	
FOP	36	30	
FOP	70	30	
FUS	716	100	
UOP	584	20	
TOTALS	3,486		

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			390,064	1979	1979	0	0	35.00	65.00
Heated Area: 2568 HX Base Yr											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE		253,542		
TOTAL MARKET OB/XF VALUE		2,887		
TOTAL LAND VALUE - MARKET		18,500		
TOTAL MARKET VALUE		274,929		
SOH/AGL Deduction		123,537		
ASSESSED VALUE		151,392		
TOTAL EXEMPTION VALUE	HX HB	51,411		
BASE TAXABLE VALUE		99,981		
TOTAL JUST VALUE		274,929		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		270,477		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049733	Roof Replacement	28,985	05/06/2024
24830	ADDN SFR	280	08/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W20 BAS= N24 W7 FOP= N6 W6 S6 E6\$ W13 S15 E18 S9 E2\$
 W2BAS= N9 W18 S9 E18\$ W18 S21 FGR= S19 E12 N19 W12\$ E12 S19
 FOP= S5 E14N5 W14\$ E28 N40\$PTR=N40 E30 FUS= N17 E12 N23 W23
 UOP= E6 N8 W14 S56 E19 N8 W11 N40\$ S40 E11\$ S40 W30\$.

EXTRA FEATURES															488 SE FAWN GLN, LAKE CITY	
L N	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	100	0	0	3	100	1,200	
2	0080	DECKING	0	100	10	39	390.00	UT	3.30	100	0	0	3	100	1,287	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2004	2004	3	100	400	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							