

LOT 2 BLOCK B DEERWOOD FOREST S/
451-400, 713-162, 772-751, DC 13

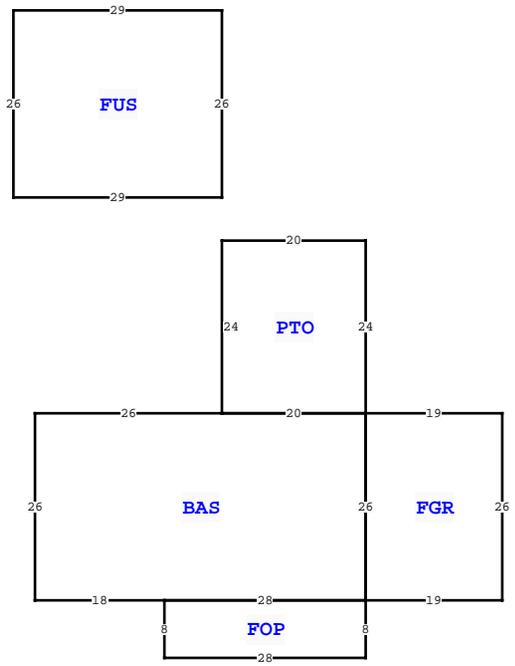
VALLES DIANA/VALLES DANIEL
460 SE FAWN GLEN
LAKE CITY, FL 32025

2026

16-4S-17-08302-180
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	13	LAM/VNLPLK 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,313	123.5966	140.90	325,902	1979	1979	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1950 HX Base Yr 2026													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	9417.0800	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,196	100		1,196	109,535		
FGR	494	55		272	24,911		
FOP	224	30		67	6,136		
FUS	754	100		754	69,055		
PTO	480	5		24	2,198		
TOTALS	3,148			2,313	211,836		

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		211,836
TOTAL MARKET OB/XF VALUE		4,650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		234,986
SOH/AGL Deduction		0
ASSESSED VALUE		234,986
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,575
TOTAL JUST VALUE		234,986
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/385	7/31/2025	WD Q	Q	I	01	285,000
GRANTOR: MITCHELL GREYSON R						
GRANTEE: VALLES DIANA						
1356/2401	3/29/2018	WD Q	Q	I	01	159,000
GRANTOR: DANIEL MARTIN GENUNG						
GRANTEE: GREYSON R MITCHELL						

460 SE FAWN GLN, LAKE CITY

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

EXTRA FEATURES																
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	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	10	12	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	3,000	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	50	

BUILDING NOTES																

BUILDING DIMENSIONS													
BAS= W26 S26 E18 FOP= S8 E28N8 W28\$ E28 FGR= E19 N26 W19 S26\$ N26 PTO= N24 W20 S24 E20\$ W20\$ PTR=N30 FUS= N26 W29 S26 E29\$ S30\$.													

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	DPH 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							