LOT 3 BLOCK B DEERWOOD FOREST UN
836-2065, LE 1453-509, DC 1453-5

BELL LORETTA D
432 SE FAWN GLN
LAKE CITY, FL 32025

2027

16-4S-17-08302-181

BUILDING CHARACTERISTICS

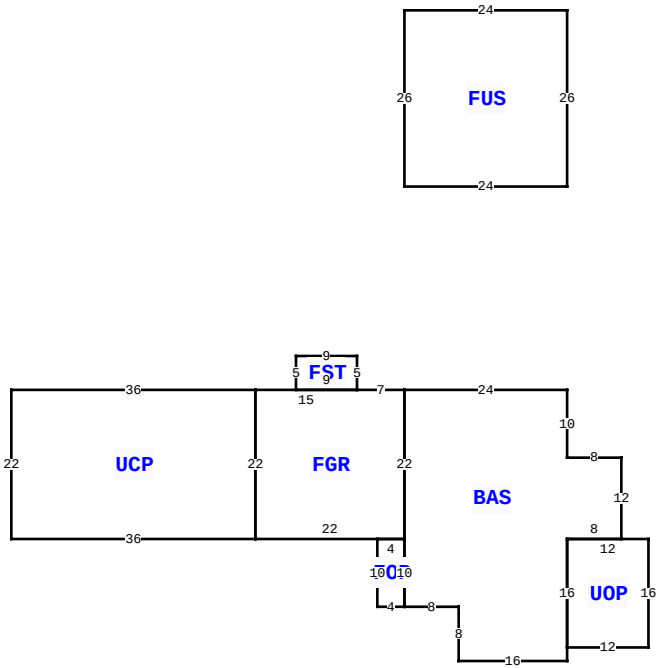
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100		992	81,490
FGR	484	55		266	21,851
FOP	40	30		12	986
FST	45	55		25	2,054
FUS	624	100		624	51,260
UCP	792	20		158	12,979
UOP	192	20		38	3,121
TOTALS	3,169			2,115	173,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,115	114.8868	126.38	267,294	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1616 HX Base Yr 1998



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

432 SE FAWN GLN, LAKE CITY

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		173,741
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		195,041
SOH/AGL Deduction		81,277
ASSESSED VALUE		113,764
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		7,353
TOTAL JUST VALUE		195,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,189

PRMT:1:1: CARPORT ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12612	ADDN SFR	65	06/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1303	7/12/2023	LE	U	I	14	100
GRANTOR: BELL LORETTA D (ENH L						
GRANTEE: SILCOX ANDREA L (RM						
1453/509	11/17/2021	LE	U	I	14	100
GRANTOR: BELL LORETTA D						
GRANTEE: SILCOX ANDREA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FGR= W7 FST= N5 W9S5 E9$ W15 UCP= W36 S22 E36 N22$ S22 E22 N22$ S22 FOP= W4S10 E4 N10$ S10 E8 S8 E16 N2 UOP= E12 N16 W12 S16$ N16 E8N12 W8 N10$ PTR= N30 FUS= N26 W24 S26 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,800

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: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS