LOT 5 BLOCK B DEERWOOD FOREST
UNIT 3. 711-496, QC 1027-1249
WD 1353-1340,

CLARK CHRISTAL M
384 SE FAWN GLN
LAKE CITY, FL 32025

2027

16-4S-17-08302-183

BUILDING CHARACTERISTICS

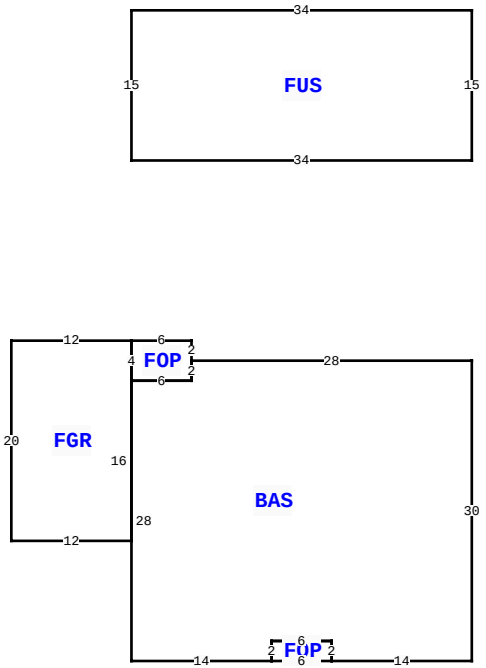
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	996	100		996	90,377
FGR	240	55		132	11,978
FOP	12	30		4	363
FOP	24	30		7	635
FUS	510	100		510	46,277
TOTALS	1,782			1,649	149,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,649	126.9135	139.60	230,200	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1506 HX Base Yr 2019



384 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	0166	CONC,PAVMT	0	100	20	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	0	0	3	100	2,750	
3	0280	POOL R/CON	0	100	14	30	420.00	UT	70.00	70.00	100	2023	2022		95	27,930	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		149,630
TOTAL MARKET OB/XF VALUE		30,980
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		199,110
SOH/AGL Deduction		55,440
ASSESSED VALUE		143,670
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,259
TOTAL JUST VALUE		199,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056758	Roof Replacement	9,860	10/12/2026
000043618	Swimming Pool and	60,000	01/31/2022
37807	MAINT/ALTR	75	02/28/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1353/1340	2/06/2018	WD	Q	I	01	125,000
GRANTOR: HILDERBRAN INVESTMENT						
GRANTEE: CHRISTAL M CLARK						
1027/1249	10/01/2004	QC	Q	I	01	65,000
GRANTOR: TODD ALAN & TRACY L H						
GRANTEE: HILDERBRAN INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N2 W6 S4 E6 N2$ S2 W6 FGR= N4 W12 S20 E12 N16$ S 28 E14 FOP= E6 N2 W6 S2$ N2 E6 S2 E14 N30$ PTR=N20 FUS= N15 W34 S15 E34$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 30,980

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 09/21/2022 BY HC Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS