LOT 6 BLOCK B DEERWOOD FOREST UN
WD 1012-976, WD 1359-877,

COOPER JESSICA ANN/COOPER MARCUS A
356 SE FAWN GLN
LAKE CITY, FL 32025

**2027**

**16-4S-17-08302-184**

## BUILDING CHARACTERISTICS

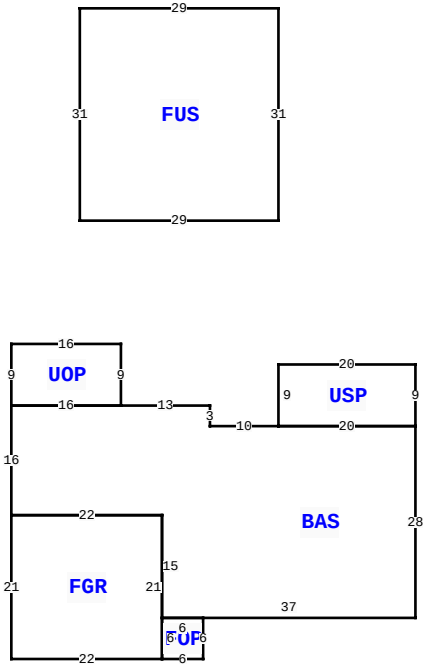
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 17 | MSNRY STUC 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 | 1,409 | 100 | | 1,409 | 111,963 |
| FGR | 462 | 55 | | 254 | 20,184 |
| FOP | 36 | 30 | | 11 | 874 |
| FUS | 899 | 100 | | 899 | 71,437 |
| UOP | 144 | 20 | | 29 | 2,304 |
| USP | 180 | 35 | | 63 | 5,006 |
| TOTALS | 3,130 | | | 2,665 | 211,767 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,665 | 111.1320 | 122.25 | 325,796 | 1979 | 1979 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2308 HX Base Yr




356 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 | 211,767 |
| TOTAL MARKET OB/XF VALUE | 16,136 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 246,403 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 246,403 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 246,403 |
| TOTAL JUST VALUE | 246,403 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 250,249 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28481 | MAINT/ALTR | 45 | 04/12/2010 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1359/0877 | 5/04/2018 | WD | Q | I | 01 | 136,000 |
| GRANTOR: ROBERT P YORKE | | | | | | |
| GRANTEE: JESSICA ANN & MARCU | | | | | | |
| 1012/0976 | 4/09/2004 | WD | Q | I | | 149,900 |
| GRANTOR: PAUL & PATRICIA BRYAN | | | | | | |
| GRANTEE: ROBERT P YORKE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 N3 W13 UOP= N9 W16 S9 E16$ W16 S16 FGR= S21 E22 N21 W22$ E22 S15 FOP= S6 E6 N6 W6$ E37 N28 USP= N9 W20 S9E20$ W20$PTR= N30 FUS= N31 W29S31 E29$ S30$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0280 | POOL R/CON | 0 | 0 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 1987 | 1987 | 3 | 40 | 14,336 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 16,136

| 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 | 0 | | 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