

LOT 8 BLOCK B DEERWOOD FOREST  
 UNIT 3. ORB 593-420,  
 693-246, WD 1022-1107, WD 1132

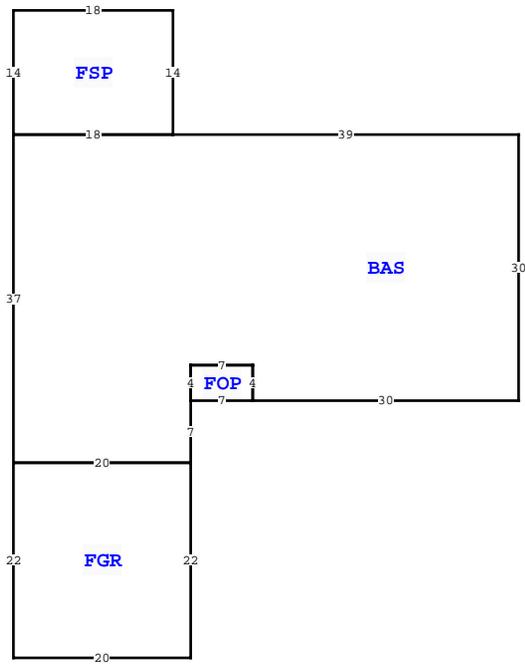
CHRISTOPHER ROBERT K/CHRISTOPHER SALLY A  
 300 SE FAWN GLN  
 LAKE CITY, FL 32025

**2026**

16-4S-17-08302-186

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	80
Exterior Wall	21	STONE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	1,822	100	
FGR	440	55	
FOP	28	30	
FSP	252	40	
TOTALS	2,542		

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%	- 2008		Heated Area: 1822					HX Base Yr 2008	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			204,297
TOTAL MARKET OB/XF VALUE			9,120
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			231,917
SOH/AGL Deduction			91,491
ASSESSED VALUE			140,426
TOTAL EXEMPTION VALUE	HX HB DX WX		61,411
BASE TAXABLE VALUE			79,015
TOTAL JUST VALUE			231,917
NCON VALUE			5,700
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,629

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055062	Remodel	6,297	02/20/2026
000053303	Generator		06/03/2025
000052920	Roof Replacement	21,000	04/22/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1132/0839	9/24/2007	WD Q	Q	I		170,000
GRANTOR: ROBERT L GRAMER JR						
GRANTEE: ROBERT & SALLY CHRI						
1022/1107	7/16/2004	WD Q	Q	I		145,000
GRANTOR: GARY & JACKIE C LUCHT						
GRANTEE: ROBERT L GRAMER JR						

EXTRA FEATURES		300 SE FAWN GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0258	PATIO	0.00
4	0169	FENCE/WOOD	0.00
5	0296	SHED METAL	0.00
6	0104	GENERATOR	6,000.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W39 FSP= N14 W18 S14 E18\$ W18 S37 FGR= S22 E20 N22 W20\$ E20 N7 FOP= E7 N4 W7S4\$ N4 E7 S4 E30 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 9,120																						
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							